



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice August 7, 2017

The Arlington Redevelopment Board will meet Monday, August 7, 2017 at 7:30 PM in the **Town Hall Annex, 2nd Floor Conference Room, 730 Massachusetts Ave. Arlington, MA. 02476**

1. Continued Public Hearing for EDR Special Permit Docket #3522, 483 Summer Street

7:30-8:15 p.m. Board will review and vote on an amended application from Campobasso Properties for a Mixed-Use building with 1,530 square feet of commercial space and nine (9) residential units.

2. Continued Public Hearing for EDR Special Permit Docket #3531, 887 Mass Ave.

8:15-9:00 p.m. Board will review and vote on an application from Carowell, LLC for a Mixed-Use building with 3,000 square feet of retail space and four (4) dwelling units.

3. Zoning Recodification Update

9:00-9:15 p.m. Staff and board members will provide an update on the Second Reading draft of the zoning bylaw.

4. Approval of Meeting Minutes from July 17, 2017

9:15-9:20 p.m. Board members will review minutes from the previous ARB meeting, and provide feedback for edits and vote.

5. Adjourn

9:20 p.m. ARB members will adjourn



Town of Arlington, Massachusetts

Continued Public Hearing for EDR Special Permit Docket #3522, 483 Summer Street

Summary:

7:30-8:15 p.m. Board will review and vote on an amended application from Campobasso Properties for a Mixed-Use building with 1,530 square feet of commercial space and nine (9) residential units.

ATTACHMENTS:

Type	File Name	Description
<input type="checkbox"/> Reference Material	08072017_483_Summer_Presentation.pdf	Presentation and Site Plan Materials
<input type="checkbox"/> Reference Material	Keynote_483_Summer_Street_Presentation.pdf 08072017 Presentation 483 Summer	

Campobasso Properties, LLC
290 Massachusetts Avenue
Arlington, MA 02474

7/31/2017

Attn: ARB Members

RE: Design Changes to 483 Summer St Project

Hello,

Campobasso Properties, LLC is pleased to present you with changes made to our previous design documents. These changes are due in part to either a) recommendations from members of the ARB and b) reevaluation of the project at where our soft costs are to date. Below is a description of those changes by corresponding sheet number.

- A-0 – Cellar Plan: The basement has been reduced in size. This eliminated the need for additional retaining walls, soil removal, and the additional retail storage.
- A-1 – Level 1 Plan: The first floor will remain at one constant elevation in all directions. The four retail spots will be eliminated and replaced with two offices, one 2-bedroom apartment unit and indoor bicycle/utility areas.
- A-2 – Level 2 Plan: The office will be removed on the 2nd floor and replaced with a one-bedroom apartment. The layout of the apartments will remain ultimately the same with some minor adjustments made for window placements.
- A-3 – Level 3 Plan: The layout of the apartments will remain ultimately the same with some minor adjustments made for window placements.
- A-4 – Roof Plan: There are two minor adjustments to the roof area. The AC Condensers will be located to the right of the access stair instead of the left side. To enhance the center bay window, we have added a parapet wall towards the front which will be assembled on the roof structure.
- A-5 – Stair Sections: Minor dimensional adjustments were made from original plan to add headroom and width in the stairway. The ceiling heights have been adjusted to 9'-0" at each level.
- A-6 – North Elevation View – Minor window location adjustments were made. The gas meters and associated enclosure fence have been eliminated. The bollards have also been removed.
- A-7 – South Elevation View – Minor window location adjustments were made. The trash area for retail tenants has been removed, as retail is no longer part of the building scheduling. There is an added access door for the bike area with ramp access. The exterior bike storage has been removed and moved indoors to level 1.
- A-8 – East Elevation View – Minor window location adjustments were made. There is now only one access into the building from the rear. Two double opening doors will open onto a deck or elevated platform, which is covered for protection from winter/rain conditions. A ramp has been added for tenants to access the bike room door located in the South elevation view.

- A-9 – West Elevation View – Minor window location adjustments were made. Window size has increased. The windowsill now sits at 2'-0" from corresponding level. The ceiling height is 9'-0". There will be decorative roof brackets spaced roughly 8'-0" O.C. A banding of precast brick will be added at each level to break up the height of the levels. A header with center keystone has been added at the second and third floor windows. The first floor windows will have a transom window the main window to aid in the office style look for the first floor. The front awning will remain with the same materials, copper; as shown previously but the length of awning will be limited to just the center bay now. The stairs cannot be moved to center due to a drastic 1'-8" elevation change over 12'-0". We have re-located the stairs to the right of the awning. In the center bay, a large window opening with (2) transom windows has been added at the base and (1) transom window located at the top. The bay will be cladded in copper as a continuation of the awning roof located below. The precast quoin detail was added to each side of the buildings center bay.
- Civil Plans – No details were changed in the drainage plan. The civil drawing was changed to show (8) parking spaces in the back of 483 Summer Street and (16) spaces in the back of 489 Summer Street. The drawing was adjusted to show the changes made to the front awning but no details were changed for elevation or grade in the front.
- Landscape Plan – No changes were made to any materials or plantings as originally designed. We have added a Dogwood tree (8-15') tall to the right of the building.

We hope that you find our changes to be in line with what the Redevelopment Board has suggested. We take pride in the work we put toward the design of our buildings for the town of Arlington and our future tenants to enjoy. Please feel free to contact us with any questions.

Sincerely,

Campobasso Properties, LLC

781-646-5569

operations@campobassoproperties.com



**Proposed 483 Summer Street Project
Arlington, MA**

Campobasso Properties LLC

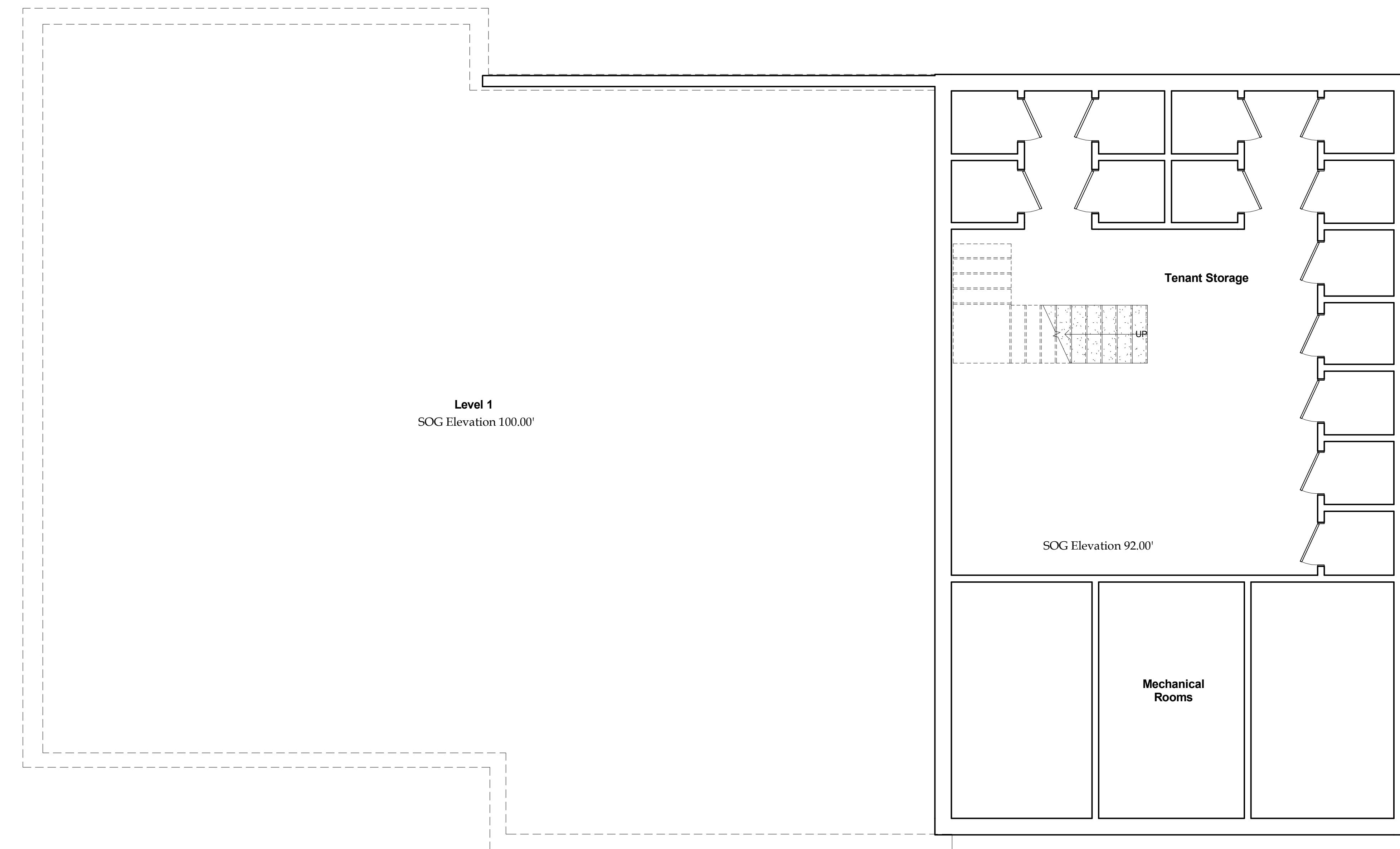
Prepared for August 7th 2017 Redevelopment Board Hearing

Lot Size: 10,000 SF

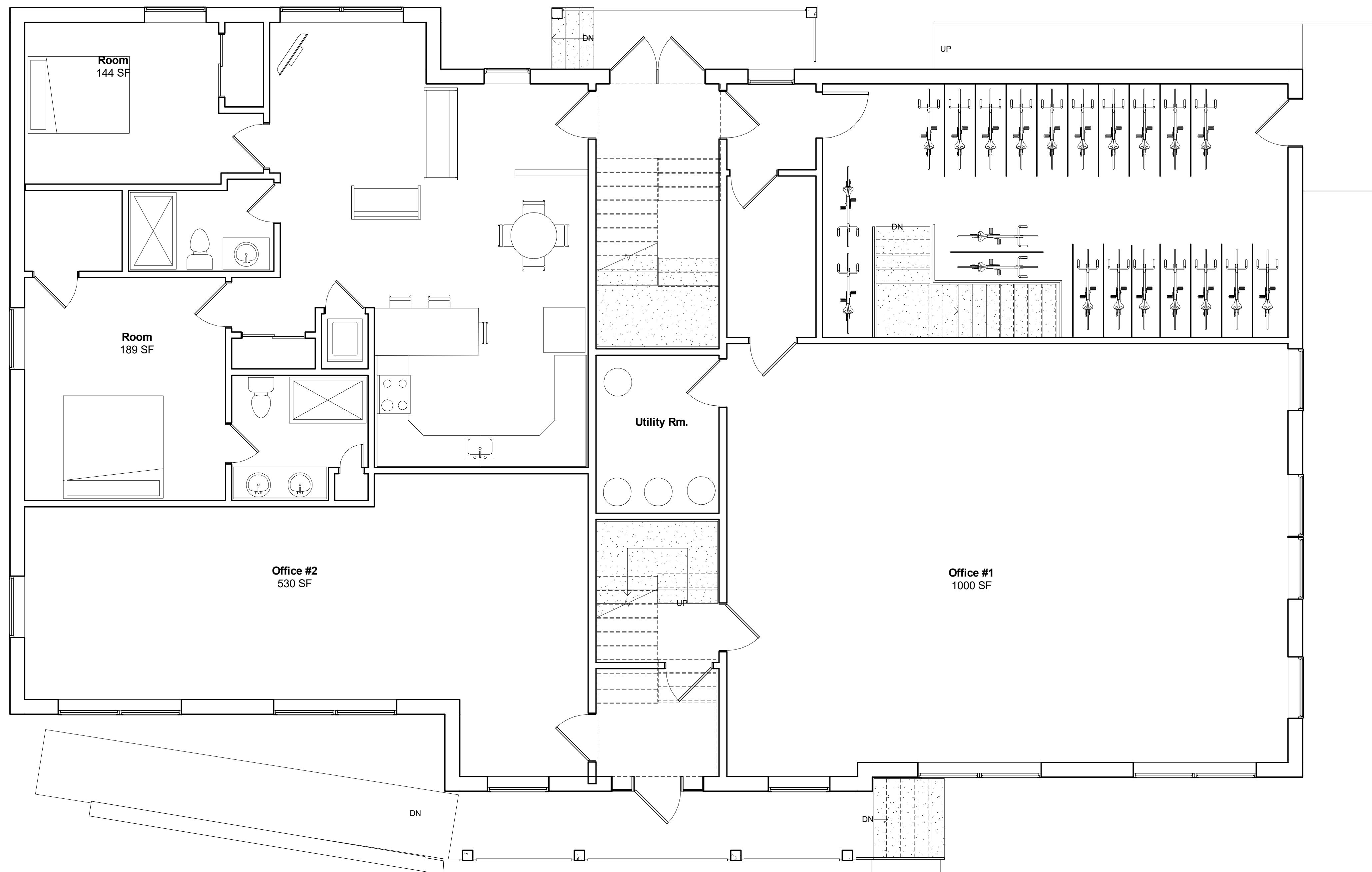
Zoning District: B2

Proposed use: Mixed Use, 2 Offices and 9 Residences

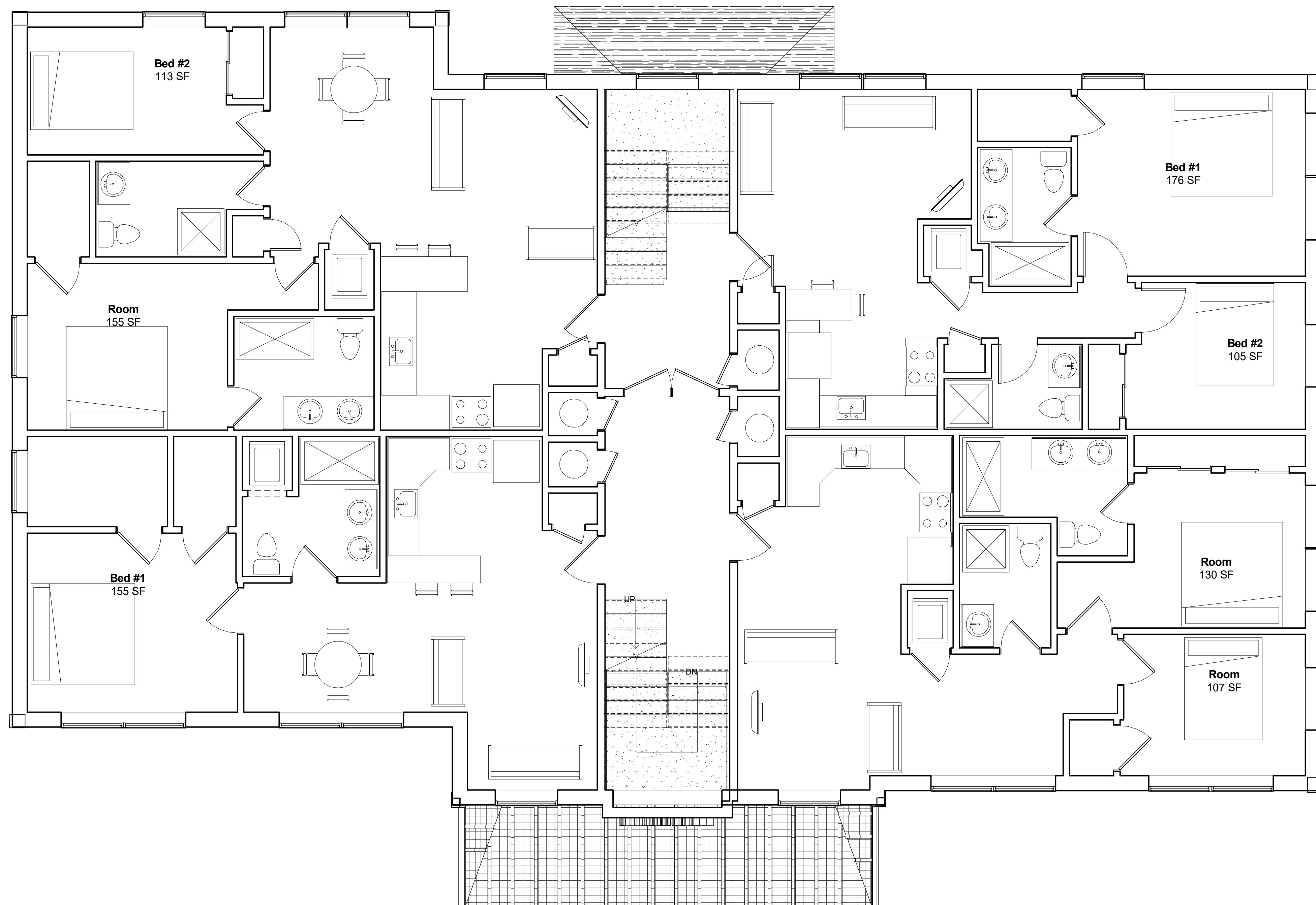
Foot Print: 3,892 SF



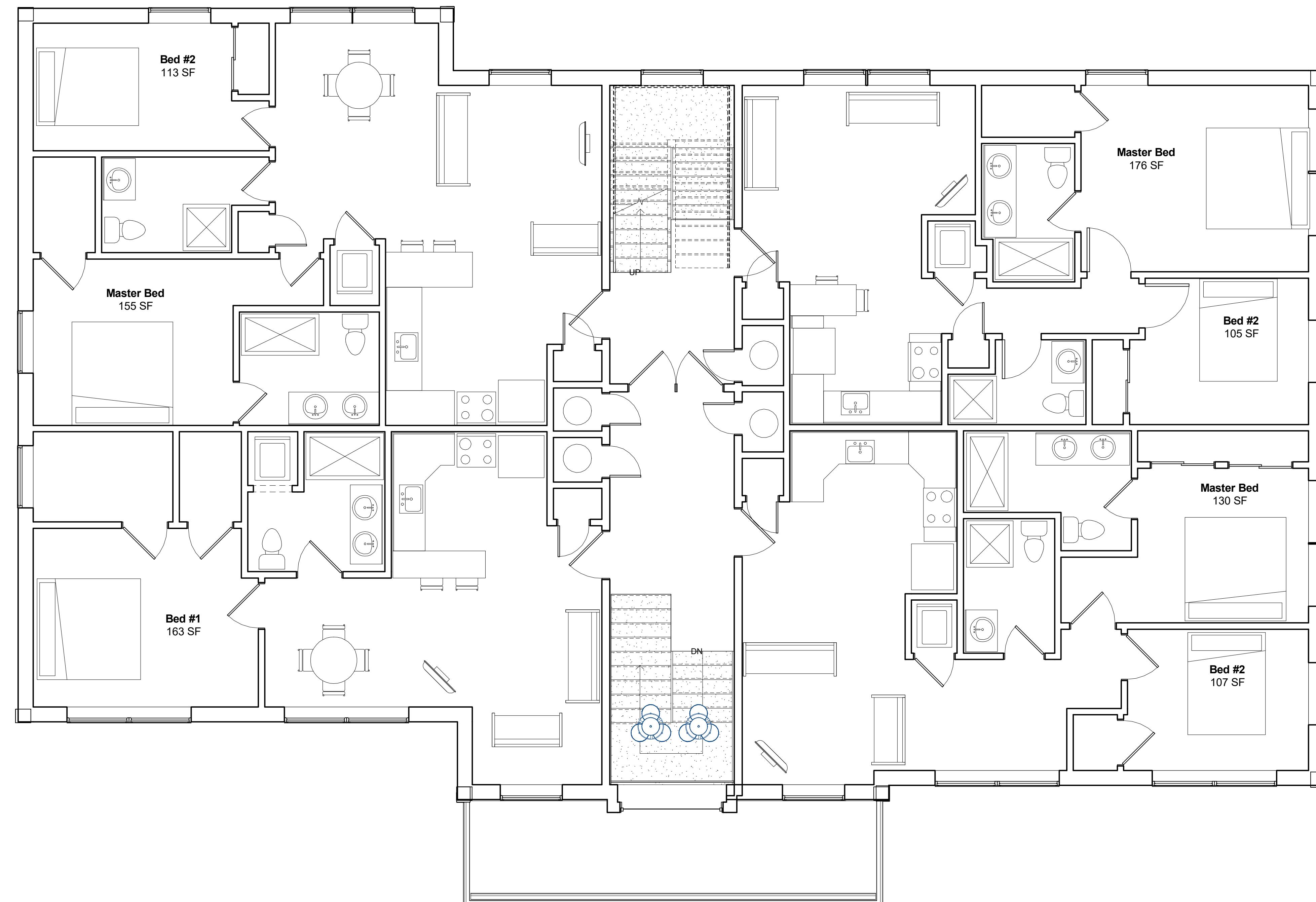
Campobasso Properties, LLC	
483 Summer Street	
Cellar Plan	
Date	7/31/17
Drawn by	CP LLC
A-0	
Scale	1/4" = 1'-0"



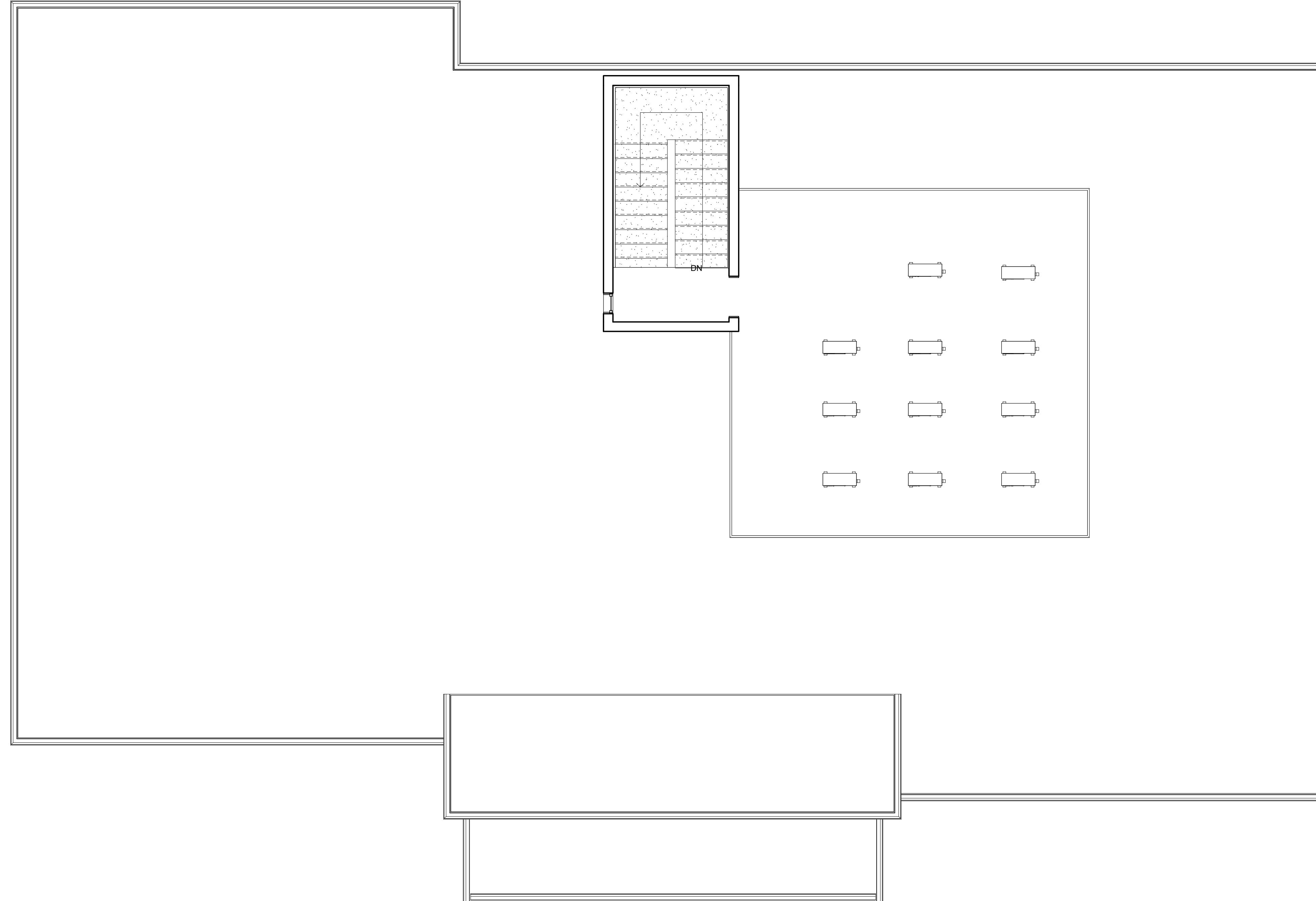
Campobasso
Properties, LLC
483 Summer Street
Level 1 Plan
Date 7/31/17
Drawn by CP LLC
A-1
Scale 1/4" = 1'-0"



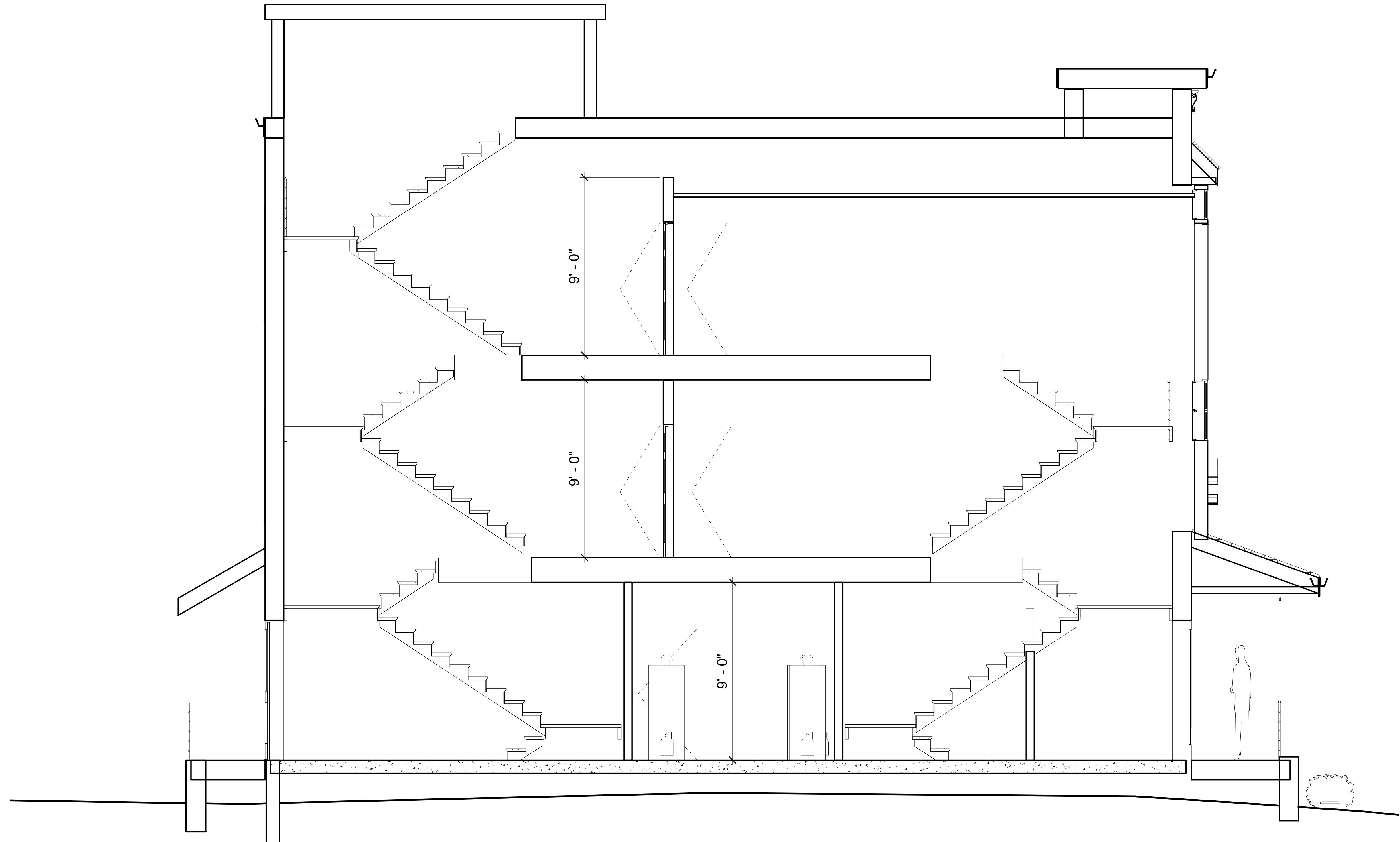
Campobasso
Properties, LLC
483 Summer Street
Level 2 Plan
Date 7/31/17
Drawn by CP LLC
Scale 1/4" = 1'-0"
A-2



Campobasso
Properties, LLC
483 Summer Street
Level 3 Plan
Date 7/31/17
Drawn by CP LLC
Scale 1/4" = 1'-0"
A-3



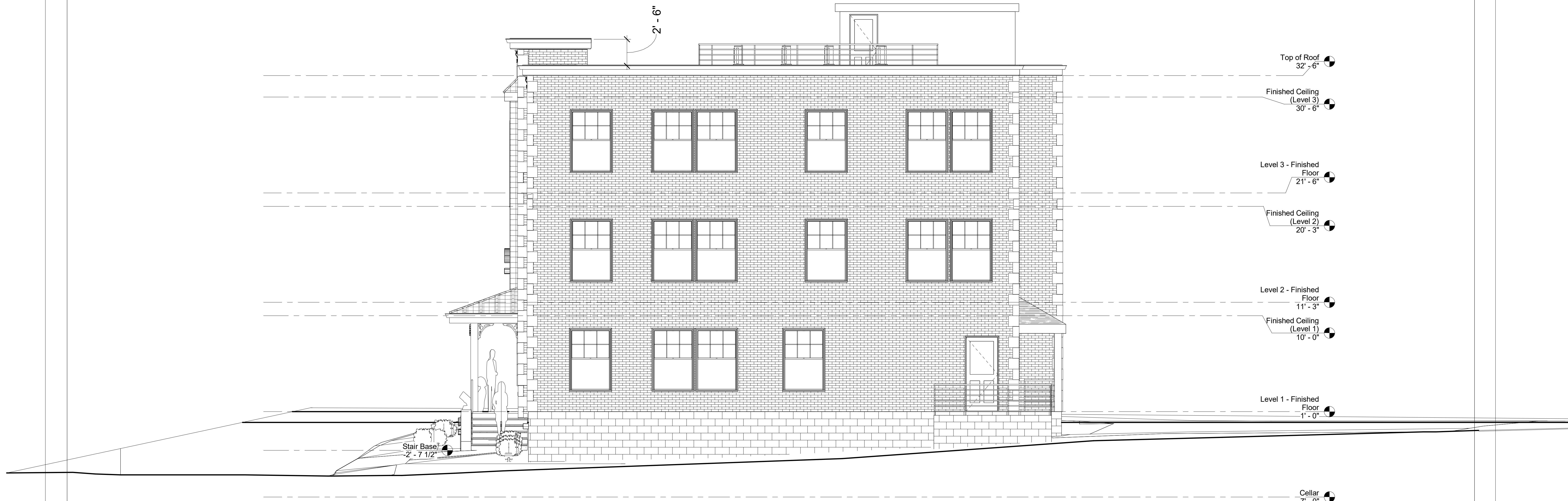
Campobasso Properties, LLC	7/31/17
483 Summer Street	CP LLC
Roof Plan	
Date	7/31/17
Drawn by	CP LLC
A-4	
Scale	1/4" = 1'-0"



Campobasso
Properties, LLC
483 Summer Street
Stair Sections
Date 7/31/17
Drawn by CP LLC
Scale 3/8" = 1'-0"
A-5



Campobasso Properties, LLC
483 Summer Street
North Elevation View
Date 7/31/17
Drawn by CP LLC
A-6
Scale 1/4" = 1'-0"



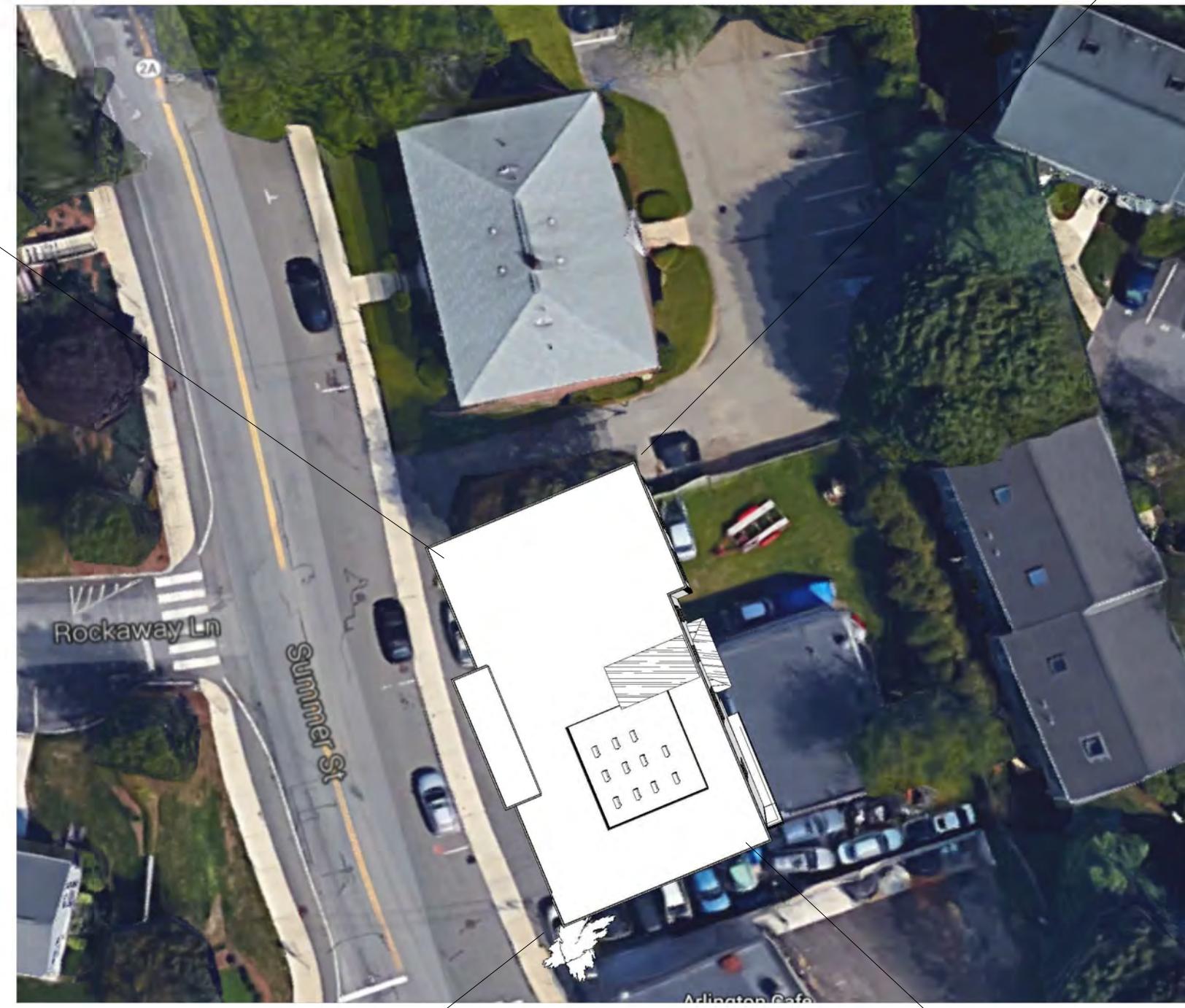
Campobasso Properties, LLC
483 Summer Street
South Elevation View
Date 7/31/17
Drawn by CP LLC
A-7
Scale 1/4" = 1'-0"



Campobasso Properties, LLC
483 Summer Street
East Elevation View
Date 7/31/17
Drawn by CP LLC
Scale 1/4" = 1'-0"
A-8

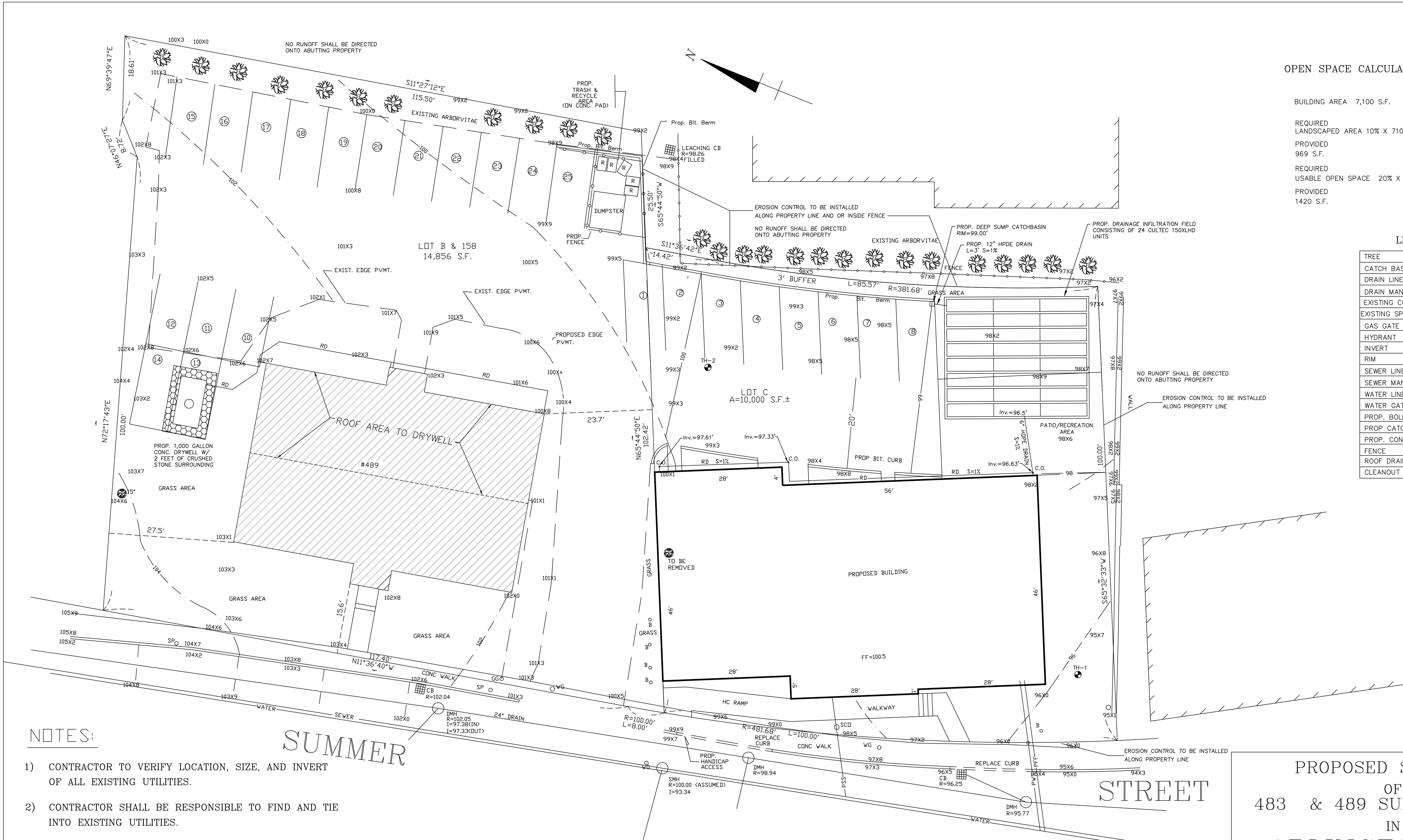


Campobasso Properties, LLC	
483 Summer Street	
West Elevation View	
Date	7/31/17
Drawn by	CP LLC
A-9	
Scale	1/4" = 1'-0"



Campobasso Properties, LLC	7/31/17
483 Summer Street	CP LLC
Perspective Views	
Date	7/31/17
Drawn by	CP LLC
Scale	

A-10



JOHN D. SULLIVAN III P.E. NO. 41586

DATE

PAUL J. FINOCCHIO P.L.S. No.36115

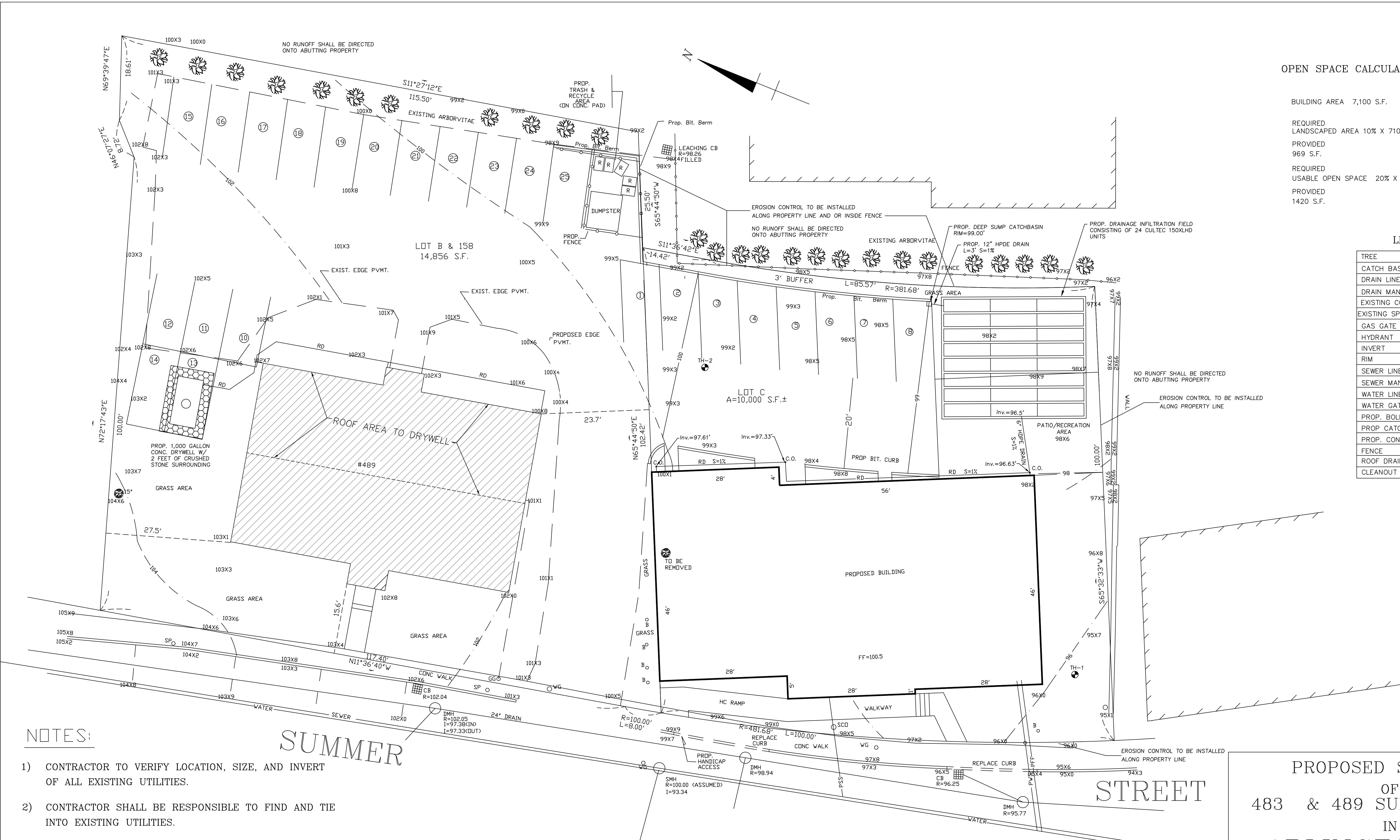
DATE

PROPOSED SITE PLAN
OF
483 & 489 SUMMER STREET
IN
ARLINGTON, MA

PREPARED BY: P.J.F. AND ASSOCIATES
REV. 7/27/17 4 HIGHLAND AVENUE
REV. 6/26/17 WAKEFIELD, MA 01880
REV. 6/6/17 (781) 883-5473
REV. 5/15/17
REV. 2/28/17
REV. 12/14/16
DATE: NOVEMBER 18, 2016
FILE No. 6627P8

SCALE: 1" = 10'
0' 5' 10' 15' 20'

FIELD	PLOT	DESIGN	DRAFT	CALC.	CHECK
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JOHN D. SULLIVAN III P.E. NO. 41586

DATE

PAUL J. FINOCCHIO P.L.S. No.36115

DATE

PROPOSED SITE PLAN
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483 & 489 SUMMER STREET
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ARLINGTON, MA

PREPARED BY: P.J.F. AND ASSOCIATES
REV. 7/27/17 4 HIGHLAND AVENUE
REV. 6/26/17 WAKEFIELD, MA 01880
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REV. 5/15/17
REV. 2/28/17
REV. 12/14/16
DATE: NOVEMBER 18, 2016
FILE No. 6627P8

0' 5' 10' 15' 20'
SCALE: 1" = 10'
18 of 56

FIELD	PLOT	DESIGN	DRAFT	CALC.	CHECK



TOWN OF ARLINGTON
 Dimensional and Parking Information
 for Application to
 The Arlington Redevelopment Board

Docket No. _____

Property Location 483 Summer St., Arlington, MA Zoning District B2

Owner: Capobasso Properties, LLC Address: 290 Mass Ave, Arlington, MA 02474

Present Use/Occupancy: No. of Dwelling Units:
 Vacant _____ Uses and their gross square feet:
Auto repair 1,148

Proposed Use/Occupancy: No. of Dwelling Units:
Mixed Use - 2 Offices, 9 Residences Uses and their gross square feet:
Office: 1530 SF, Residences: 8087

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	10,000	10,000	min.
Frontage	100	100	min. 50
Floor Area Ratio	.11	1.36	max. 1.5
Lot Coverage (%) (where applicable)	NA	NA	max. NA
Lot Area per Dwelling Unit (square feet)	NA	1,160 SF	min. 1,450
Front Yard Depth (Ft.)	—	—	min. —
Side Yard Width (Ft.)	right side	—	min. —
left side		—	min. —
Rear Yard Depth (Ft.)	NA	41'	min. 18.4'
Height	—	—	min. —
Stories	1	3	stories 3
Feet	20'	38'	feet 40'
Open Space (% of G.F.A.)	—	—	min. —
Landscaped (s.f.)	NA	969	(s.f.) 710
Usable (s.f.)		1,420	(s.f.) 1,420
Parking Spaces (No.)	NA	See below	min. See below
Parking Area Setbacks (Ft.) (where applicable)	NA	5'	min. 5'
Loading Spaces (No.)	NA	Shared	min. 1
Type of Construction	Fire Protected Wood Frame		
Distance to Nearest Building	—	22'+	min. —

5

(From Above) Parking Spaces (No.)

*In Mixed use the first 3,000 SF does not require parking.

**CP LLC will use adjacent owned lot at 489 Summer Street for additional parking.

a) 489 Summer Street

11 - 1 bedroom: $11 \times 1.15 = 12.65$
 1 - Studio: $1 \times 1 = 1$
 Total @ 489 = 13.65 parking spaces

b) 483 Summer Street

7 - 2 bedroom: $7 \times 1.5 = 10.5$
 2 - 1 bedroom: $2 \times 1.15 = 2.3$
 Total @ 483 = 12.8 parking spaces

10% Reduction for Affordable Unit
 $26.45 \text{ Spaces} \times 10\% (2.645) = 23.805$

Total Less 10% Reduction for affordable unit = 24 parking spaces



483 SUMMER STREET

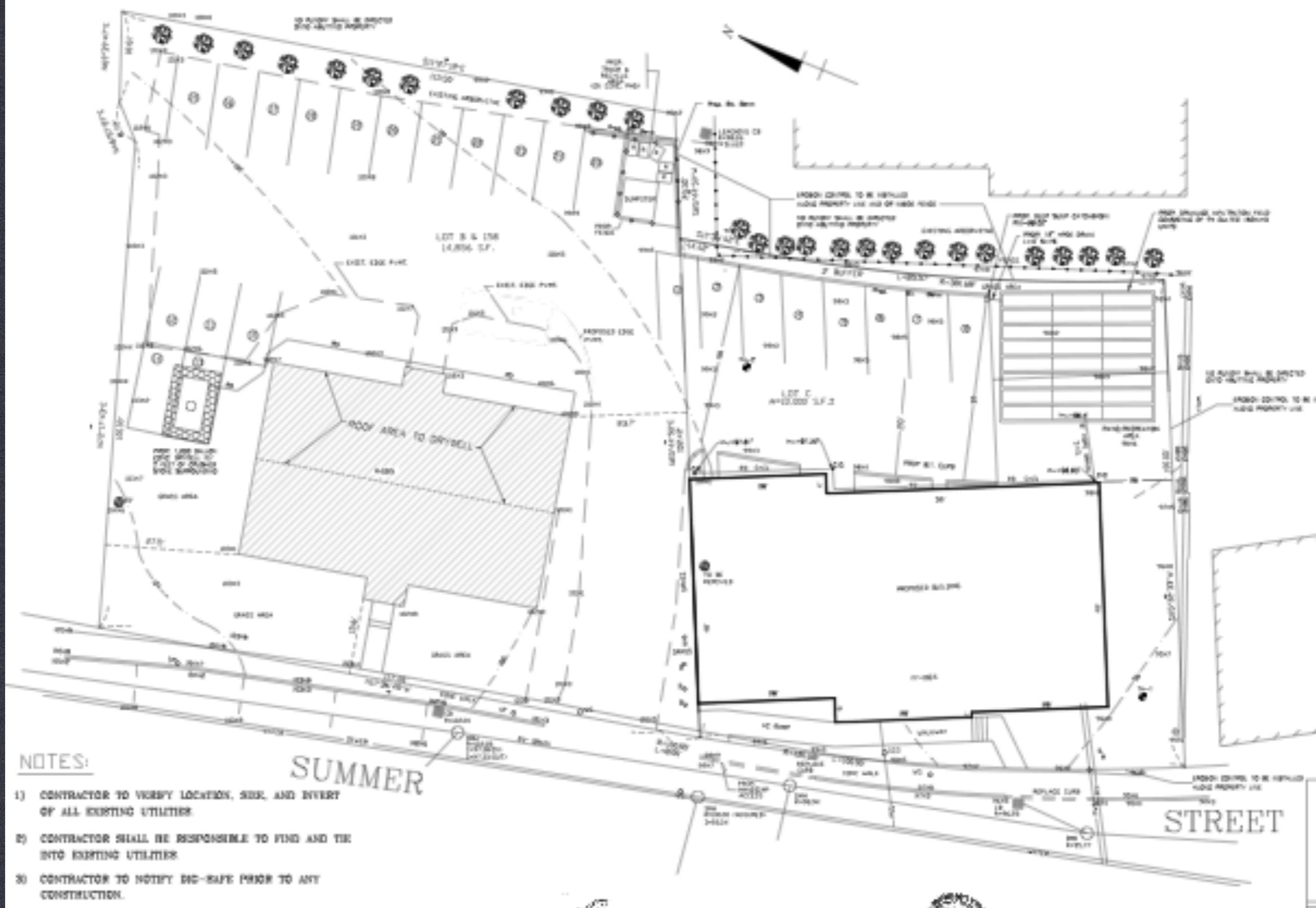
CAMPOBASSO PROPERTIES, LLC



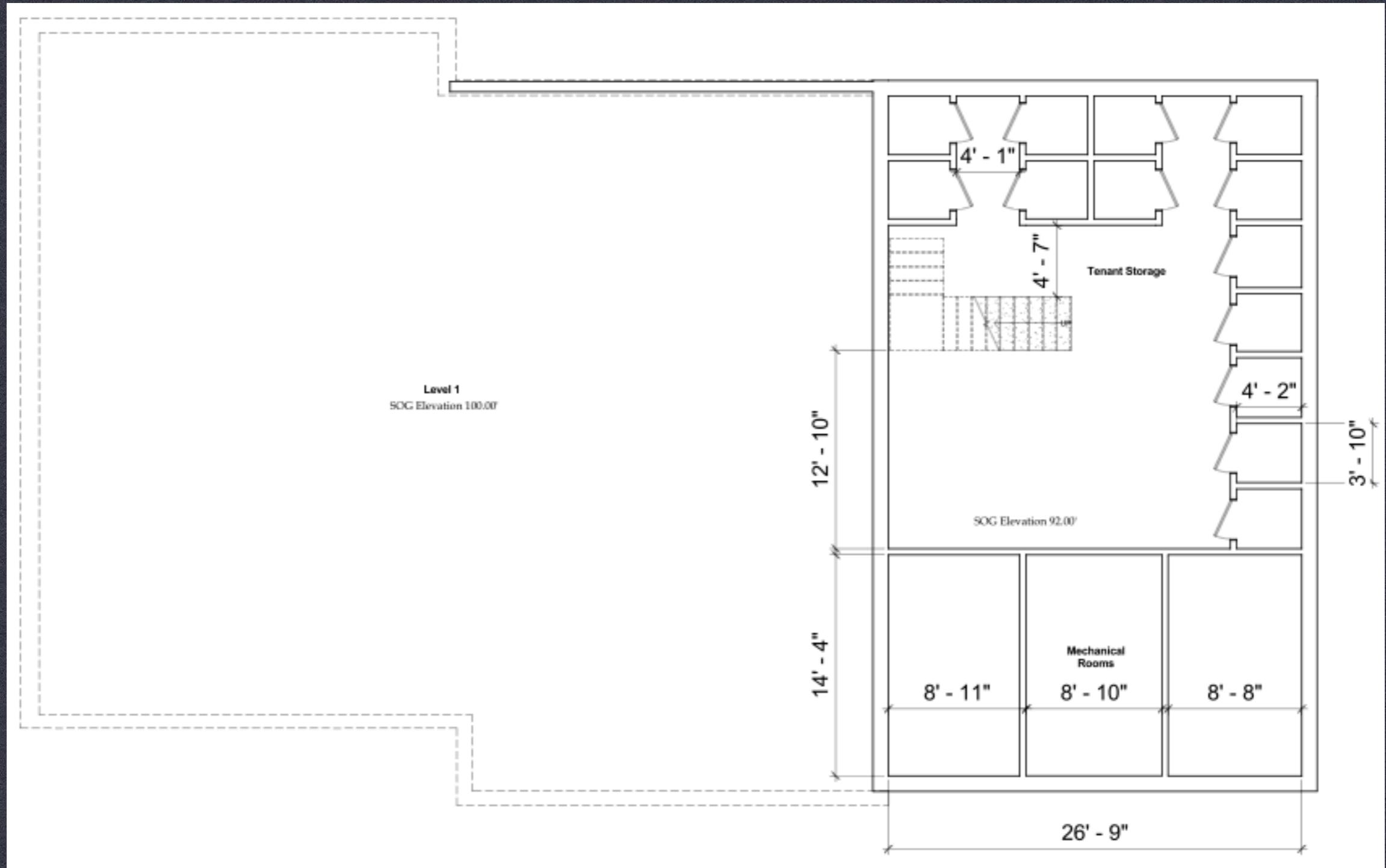
BEFORE



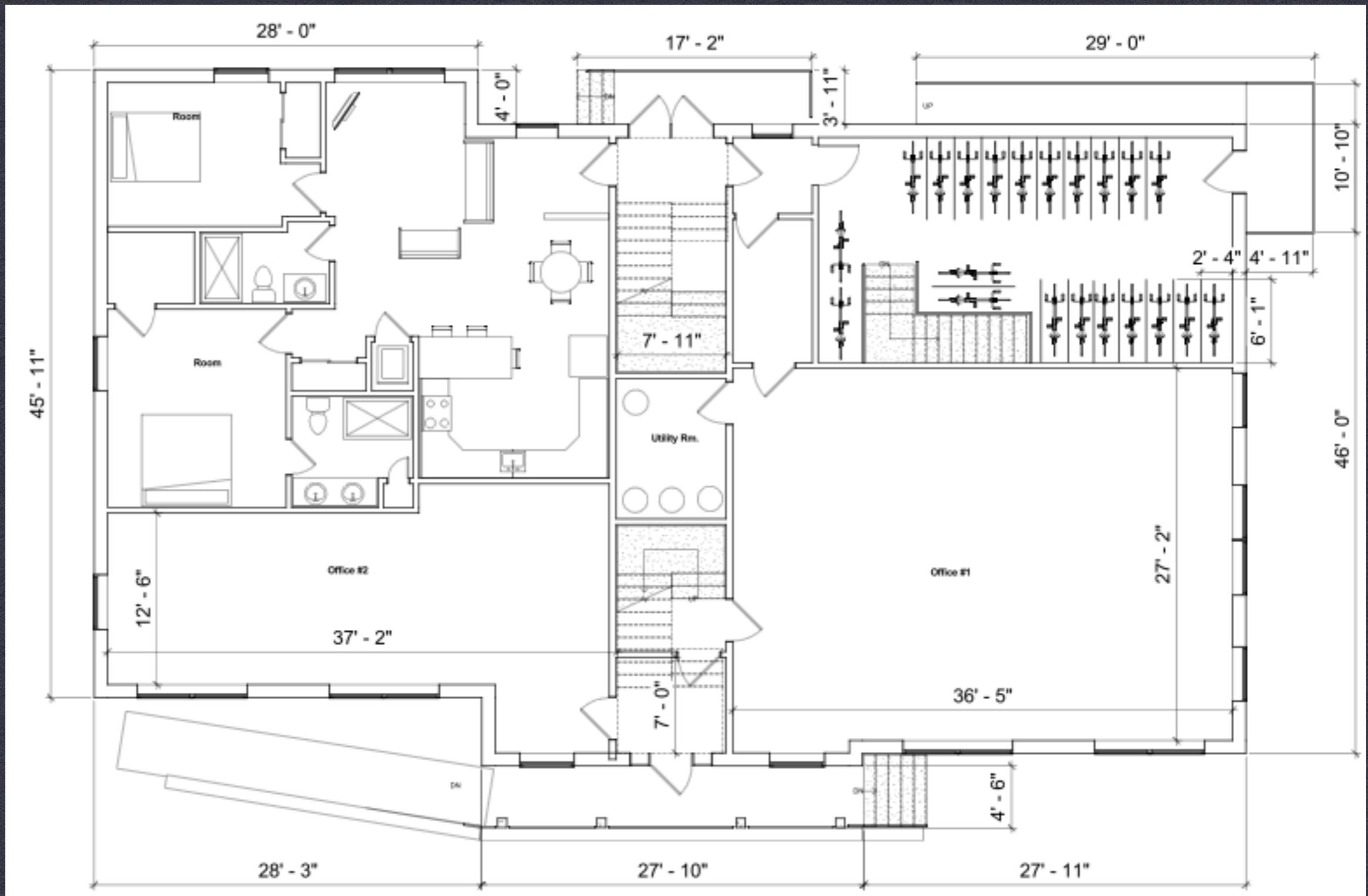
AFTER



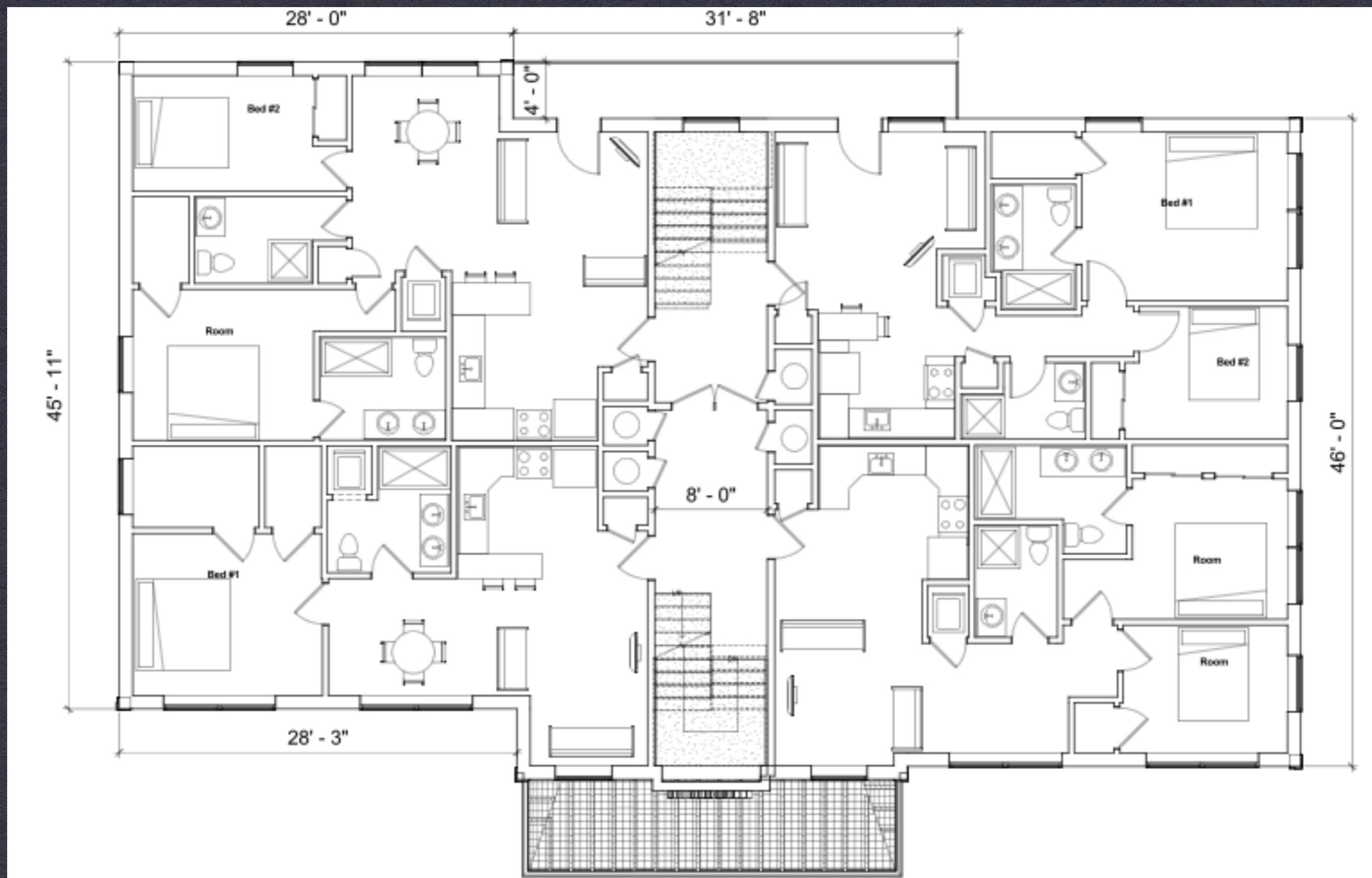
SITE PLAN



CELLAR PLAN



1ST FLOOR



2ND AND 3RD FLOOR



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION





Town of Arlington, Massachusetts

Continued Public Hearing for EDR Special Permit Docket #3531, 887 Mass Ave.

Summary:

8:15-9:00 p.m. Board will review and vote on an application from Carowell, LLC for a Mixed-Use building with 3,000 square feet of retail space and four (4) dwelling units.

ATTACHMENTS:

Type	File Name	Description
<input type="checkbox"/> Reference Material	08072017_Meeting_Materials.pdf	887 Mass Ave. Site Plan and Supporting Documents
<input type="checkbox"/> Reference Material	EDR_Report__887_Mass._Ave_final.pdf	EDR Report, 887 Mass. Ave.

ROBERT J. ANNESE
ATTORNEY AT LAW

**RE: Environmental Design Review & Special Permit Request Relating to
887 Massachusetts Avenue, Arlington, Massachusetts**

Statement of New Facts

1. A portion of the building on the Schouler Court side has been extended to create a covered bicycle room (7x 12) and trash room (7x12). The extension has been jogged and a balcony added to make it visually more appealing;
2. There will be six parking spaces as before; however, after a number of meetings with Michael Byrne, the Building Inspector, he suggested that the parking be reconfigured so that three of the parking spaces would be compact parking spaces and three regular-sized parking spaces.

The parking proposal as set forth within the substance of Plan C-1 shows the compact parking spaces D, E, and F and the regular parking spaces being A, B and C.

A modification of the parking spaces became necessary after meeting with Mr. Byrne in order for the proposed configuration of the building to work in compliance with the provisions of the Zoning Bylaw.

As a result, the Petitioner is seeking a Special Permit for three compact parking spaces under Section 8.12

Also, as can see from the revised parking plan, additional open space has been created with the reduction of three of the regular parking spaces to three compact spaces.

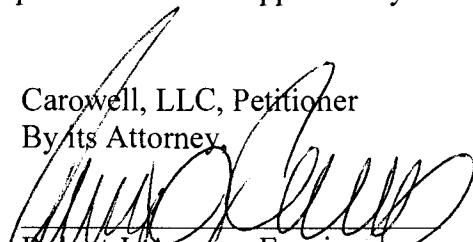
3. A number of design changes have also been made to the previously submitted plans as follows:
 - a. The awning has been removed and a sign band has been added;
 - b. A portion of the commercial entryway that was shown on the original design has been modified so that it is now flush rather than being set back;
 - c. The floor height of the first floor has been raised to 14 feet and the windows of the retail space were enlarged;
 - d. The hats “on the top of the floating bump outs” were removed so that there is one uniform fascia across the façade of the front of the building;
 - e. The windows on the 2nd & 3rd floors have been modified so that they are now casement windows and windows and trim have been added to improve the aesthetics;

- f. Balconies were added to improve the overall architectural appearance of the building;
- g. The color of the building has been changed to make it lighter and more welcoming.
- h. Picket fences and a paver apron have been added to the driveway area;
- i. Two additional trees were added to the front of the property and a strip of grass was added to the front sidewalk;
- j. The style of the windows has been modified throughout the entire building as had been suggested by a member or two of the ARB at the last hearing;
- k. The original proposed floating bump out on the Schouler Court side of the property has been modified for structural reasons as there is no feasible way to hold to the bump out. As a result, there is jog that runs from the top of the building to the bottom of the building.

In summary, the changes which have been made to Petitioner's plans, have been thought through carefully and discussed with the Building Inspector with a focus on coming up with a building and site plan that is architecturally interesting and fits in nicely on a site located on the main thoroughfare through the Town next to the campus of Arlington High School and in a location which has been unattractive and, quite frankly, an eyesore for many years.

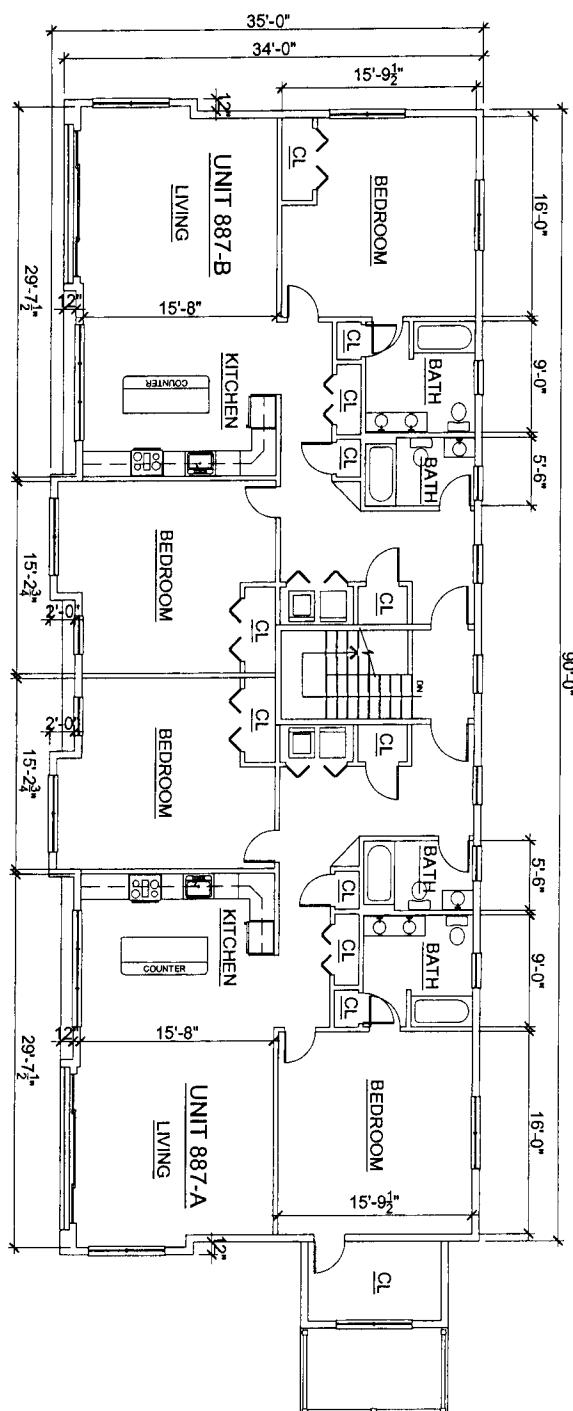
Many different developers have looked at the site and decided not to pursue building plans at the property for economic and other reasons, and we now have two local individuals, Attorney Deborah Nowell and contractor John Carney who have committed to developing the site and significantly improving the appearance of the site while at the same time creating additional residential units as well as retail units in the spirit of the mixed use section of the Zoning Bylaw enacted by Town Meeting.

For all of the above reasons, the Petitioner respectfully requests that its Petition for Environmental Design Review and Special Permits be approved by the Arlington Redevelopment Board.

Carowell, LLC, Petitioner
By its Attorney

Robert J. Annese, Esquire
1171 Massachusetts Avenue
Arlington, MA 02476
781-646-4911 - Telephone
781-646-4910 – Facsimile
E-mail: law@robertannese.com

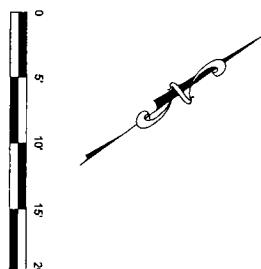
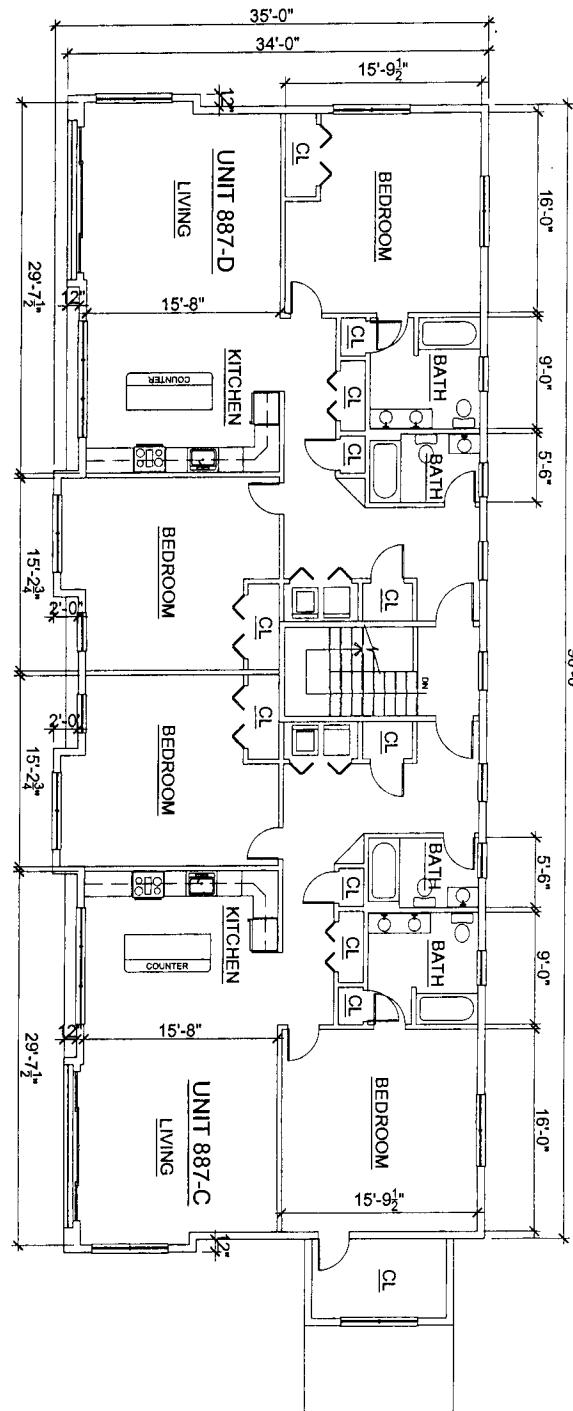
SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

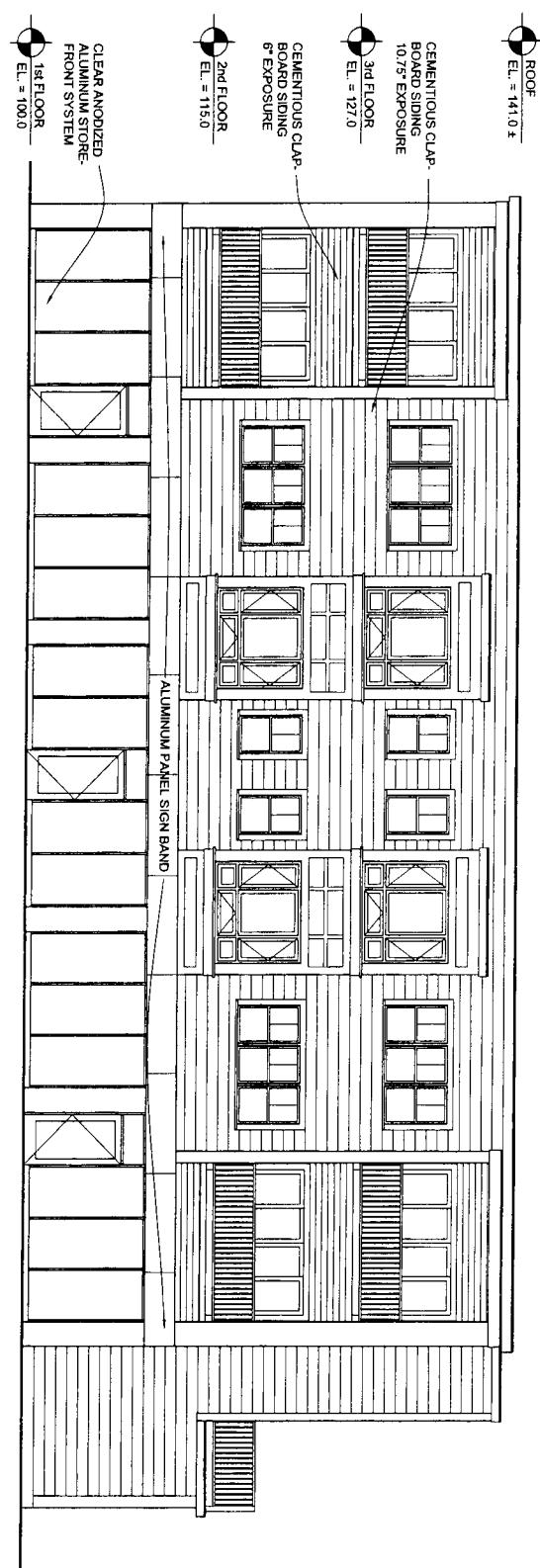


THIRD FLOOR PLAN

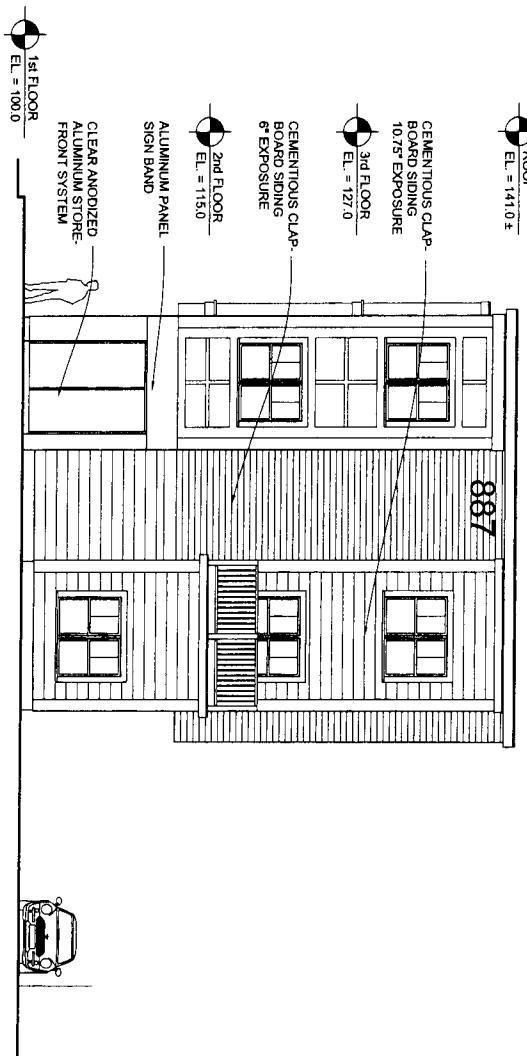
SCALE: 3/16" = 1'-0"



REV.	DATE	DESCRIPTION	PROJECT: PROPOSED STRUCTURE 887 MASSACHUSETTS AVE ARLINGTON, MA	DATE: 7-27-17	SCALE: AS NOTED	DRAWN BY: A-2
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RIGHT SIDE ELEVATION (EAST)



0
5
10
15
20

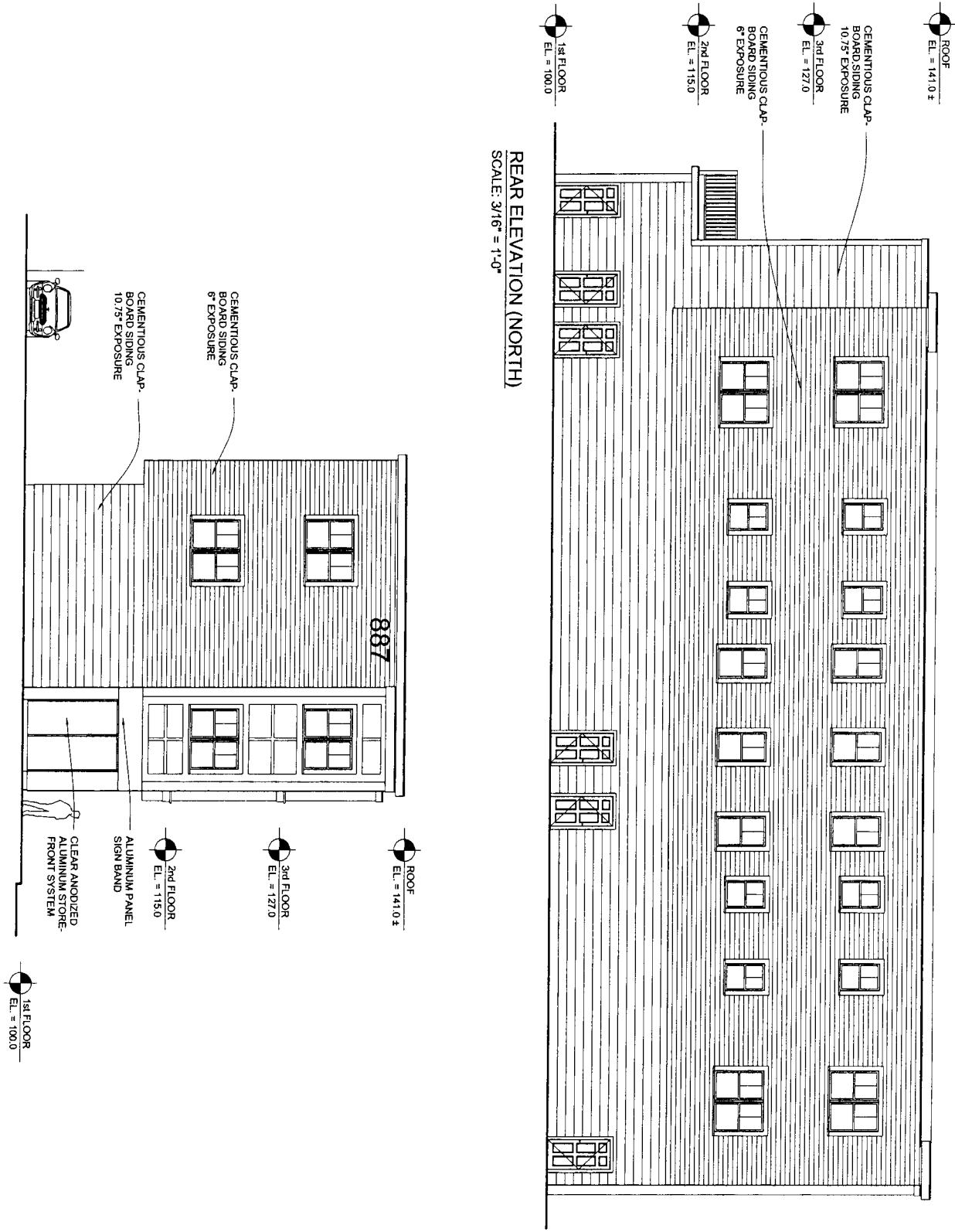
REV.	DATE	DESCRIPTION

PROJECT:
PROPOSED STRUCTURE
887 MASSACHUSETTS AVE
ARLINGTON, MA

DATE:
7-27-17
SCALE:
AS NOTED
DRAWN BY:

SHEET:

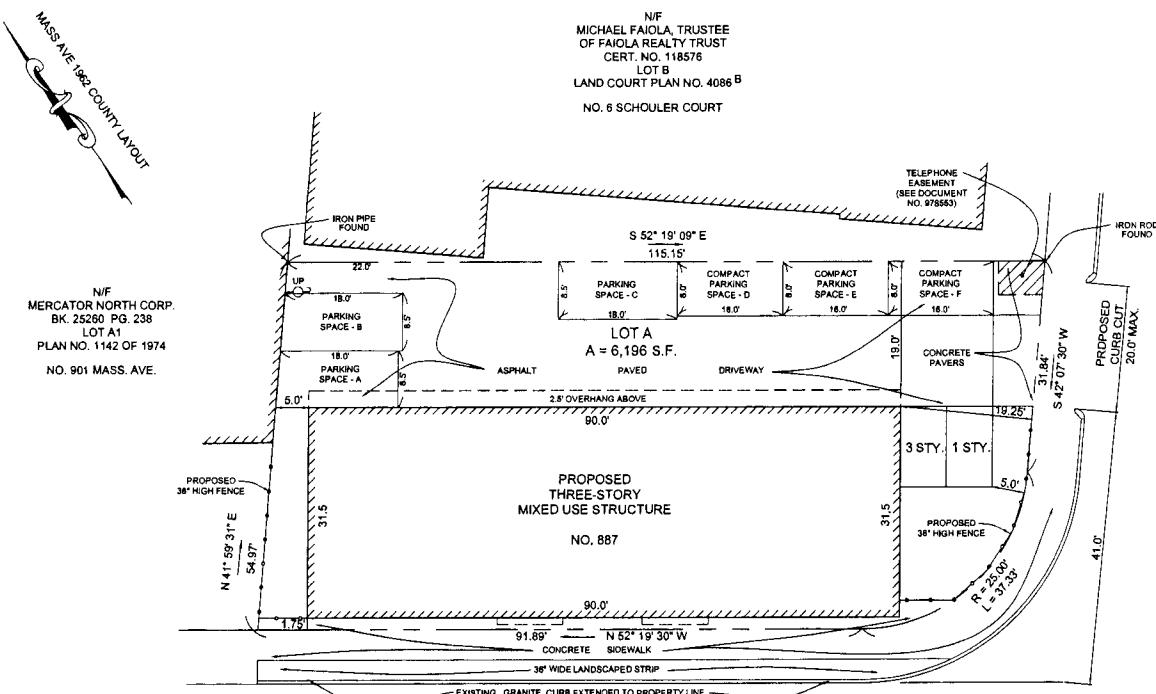
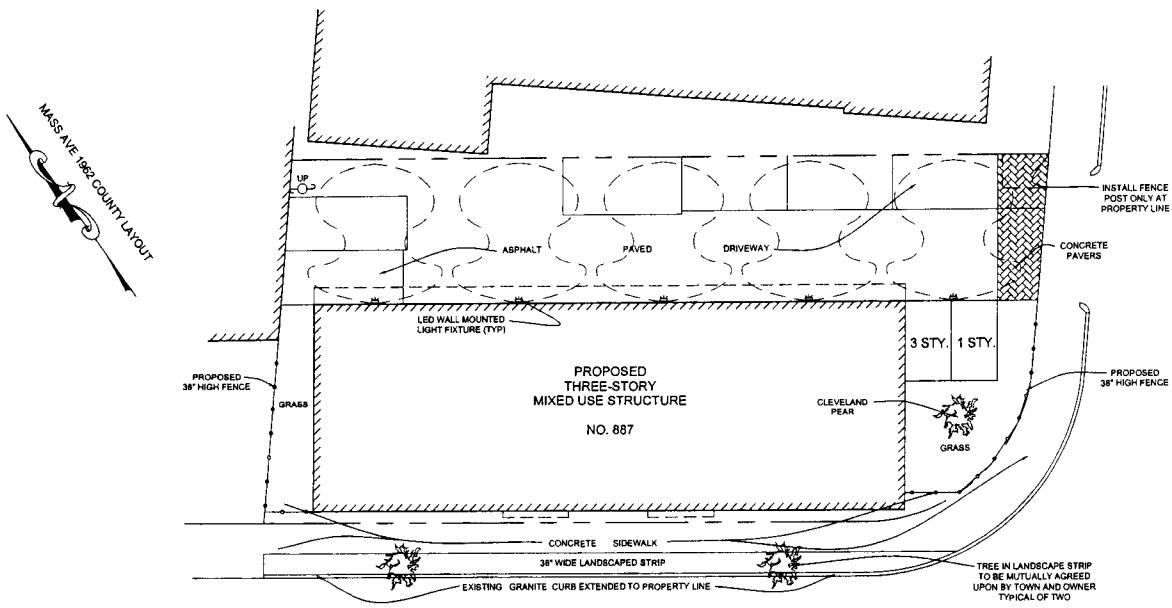
A-3



PROJECT: PROPOSED STRUCTURE
887 MASSACHUSETTS AVE
ARLINGTON, MA

DATE:
7-27-17
SCALE:
AS NOTED
DRAWN BY:

SHEET:



MASSACHUSETTS (PUBLIC - 76.00' WIDE) AVENUE

PROPOSED SITE PLAN
SCALE: 1" = 10'

0 10' 20' 30' 40'

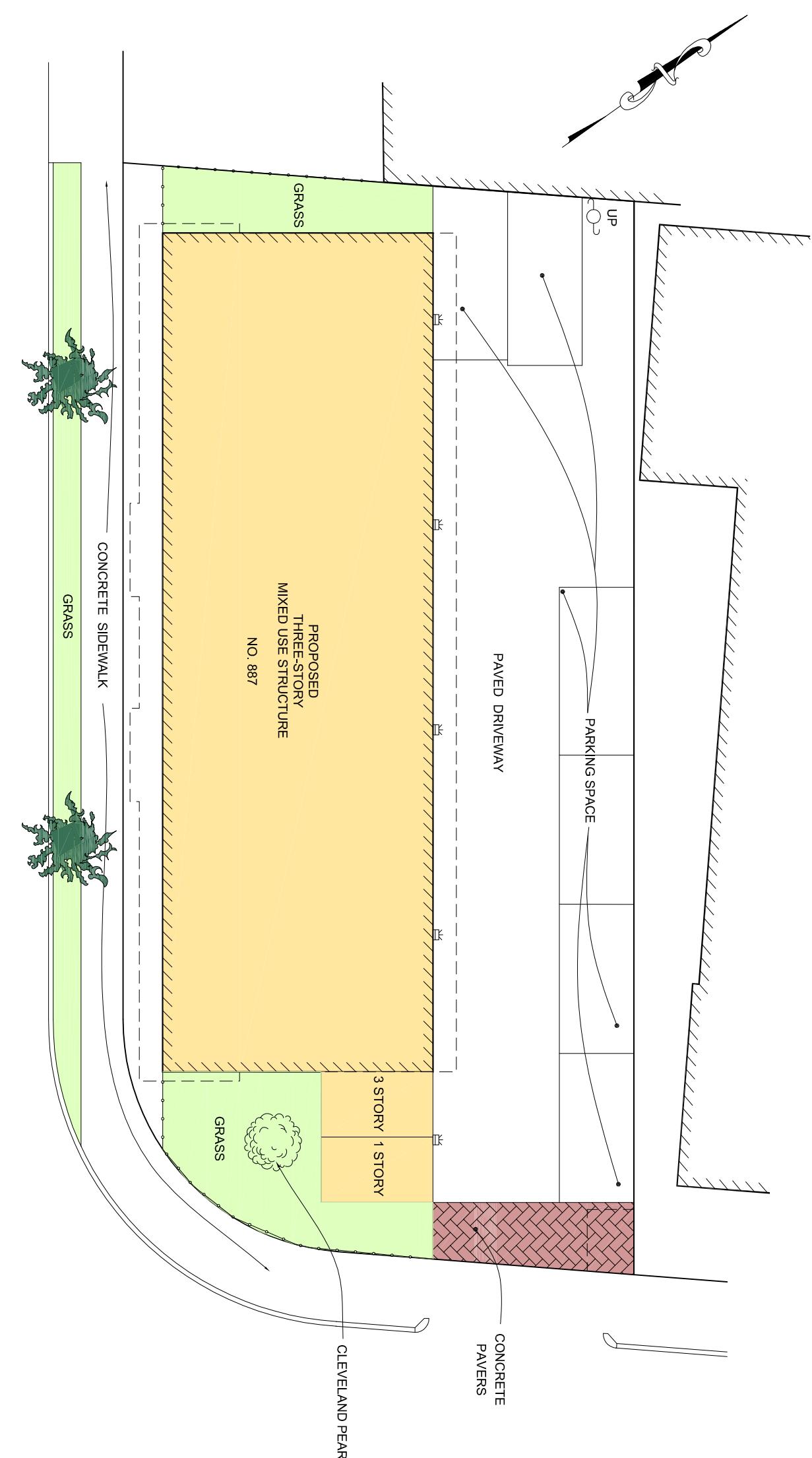
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			PROPOSED STRUCTURE 887 MASSACHUSETTS AVE ARLINGTON, MA					
REV.	DATE	DESCRIPTION						

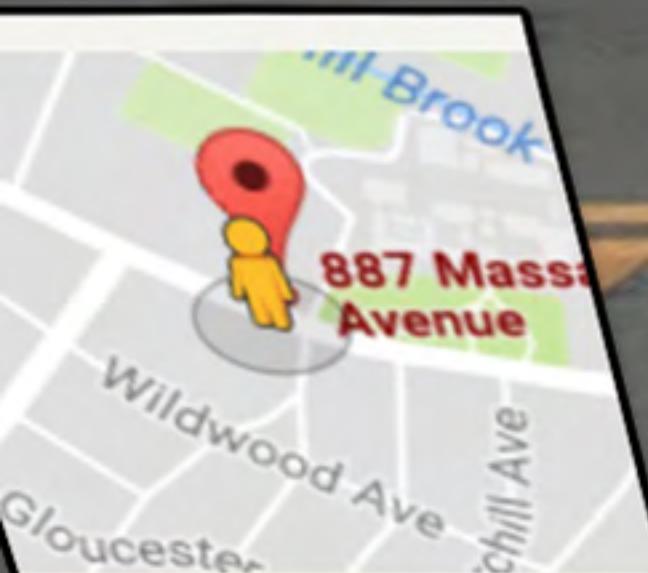
ILLUSTRATED LANDSCAPE PLAN

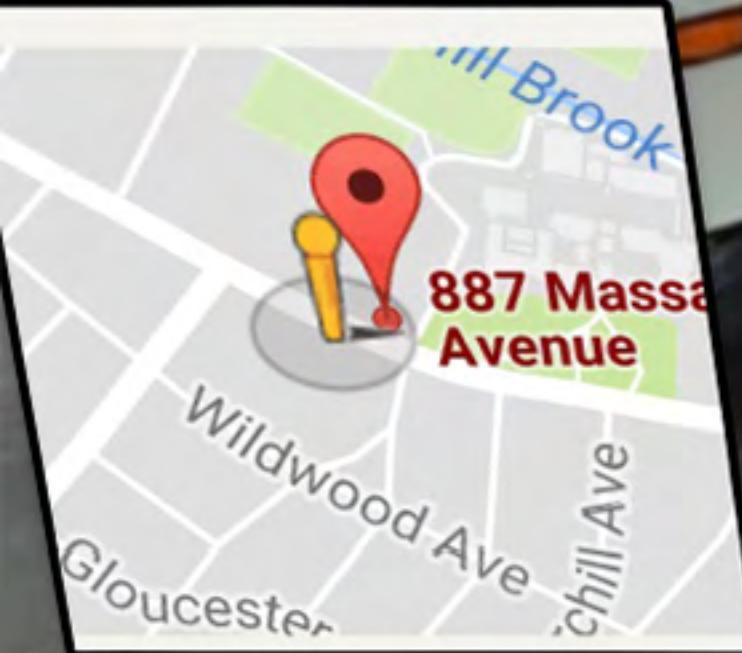
887 MASSACHUSETTS AVE

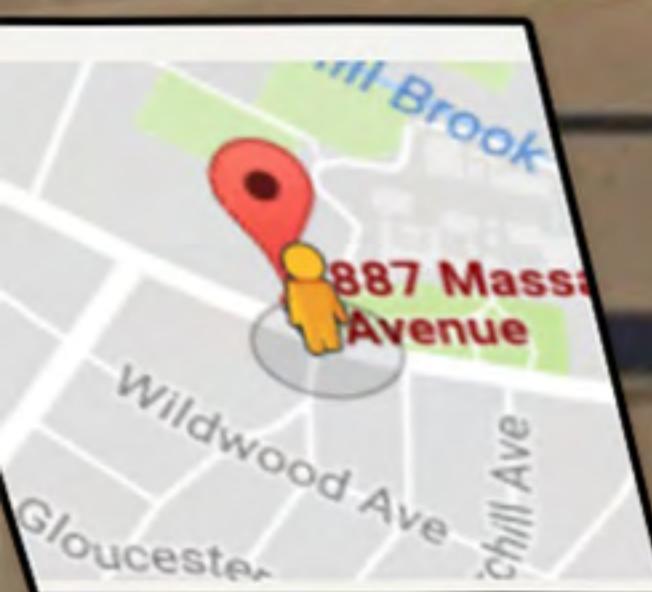
JULY 19, 2017

in bloom
Cleveland Flowering Pear

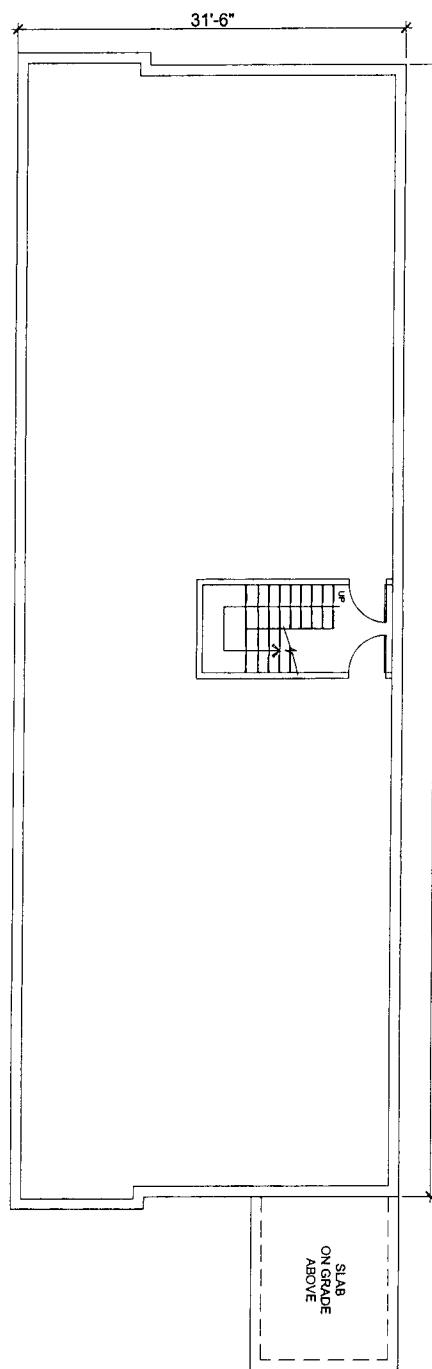




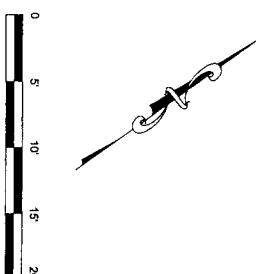
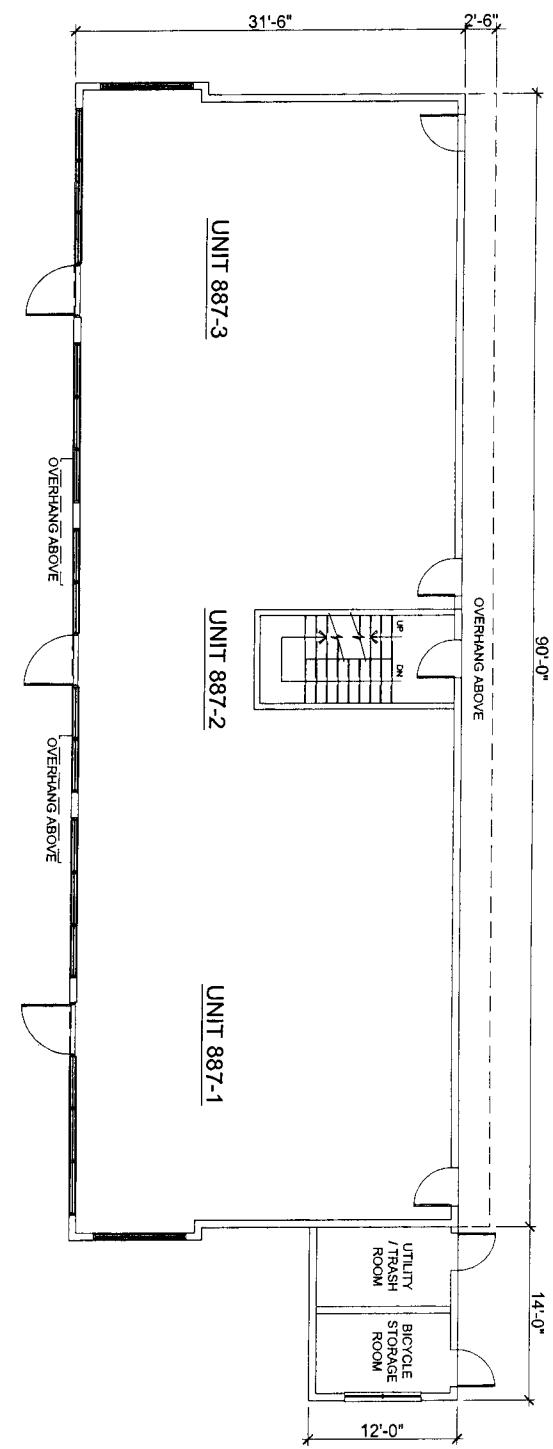




BASEMENT / MECHANICAL FLOOR PLAN
SCALE: 3/16" = 1'-0"



GROUND LEVEL PLAN
SCALE: 3/16" = 1'-0"

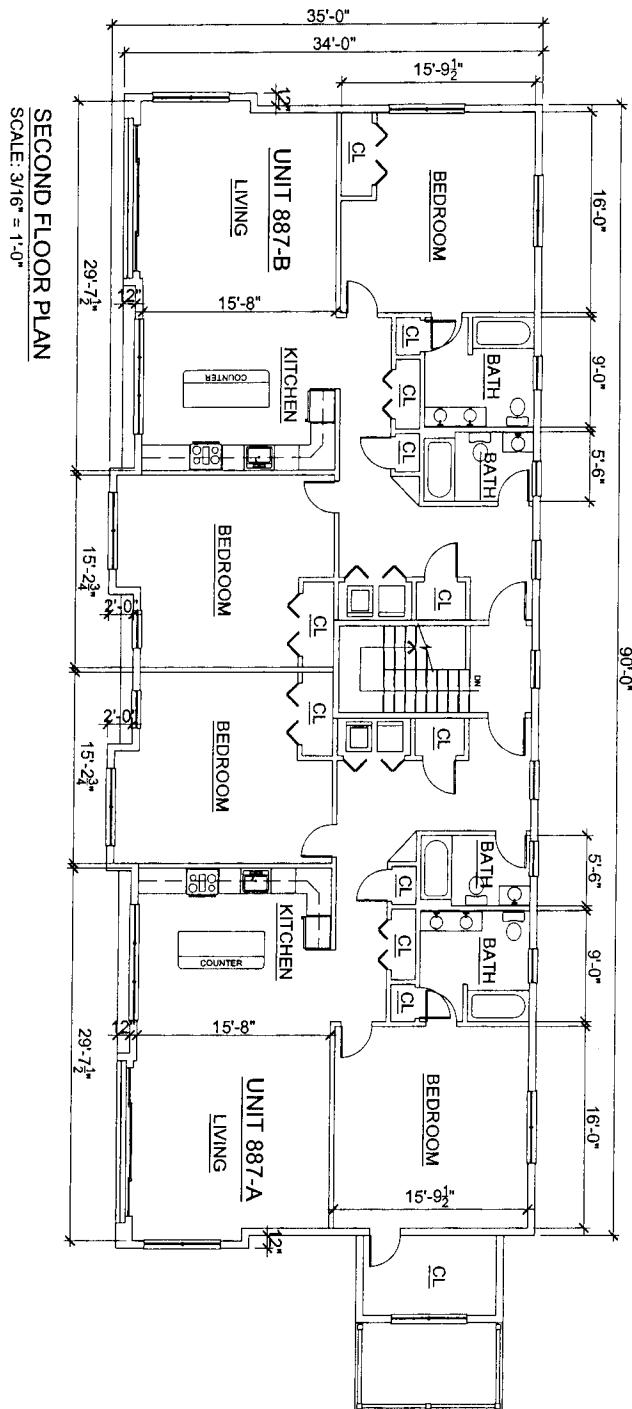


REV.	DATE	DESCRIPTION

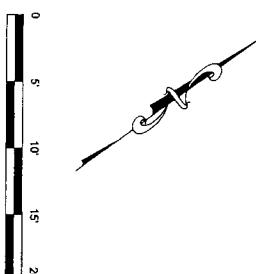
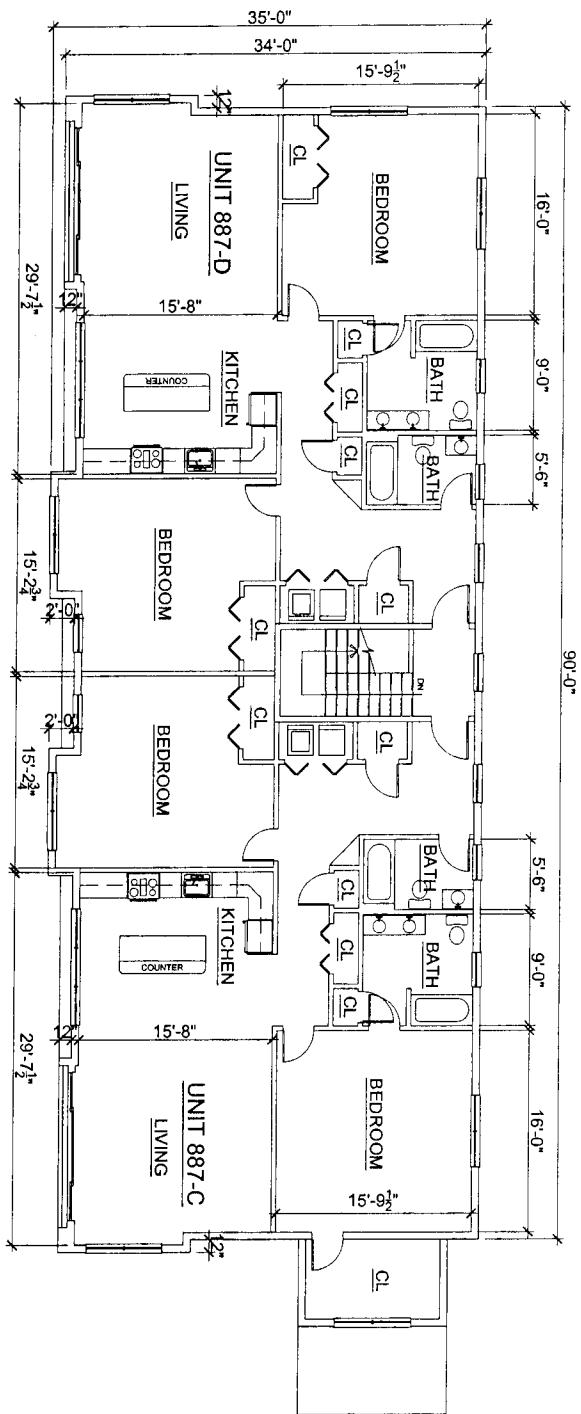
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PROPOSED STRUCTURE
887 MASSACHUSETTS AVE
ARLINGTON, MA

DATE:
7-27-17
SCALE:
AS NOTED
DRAWN BY:

SHEET:
A-1



THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"

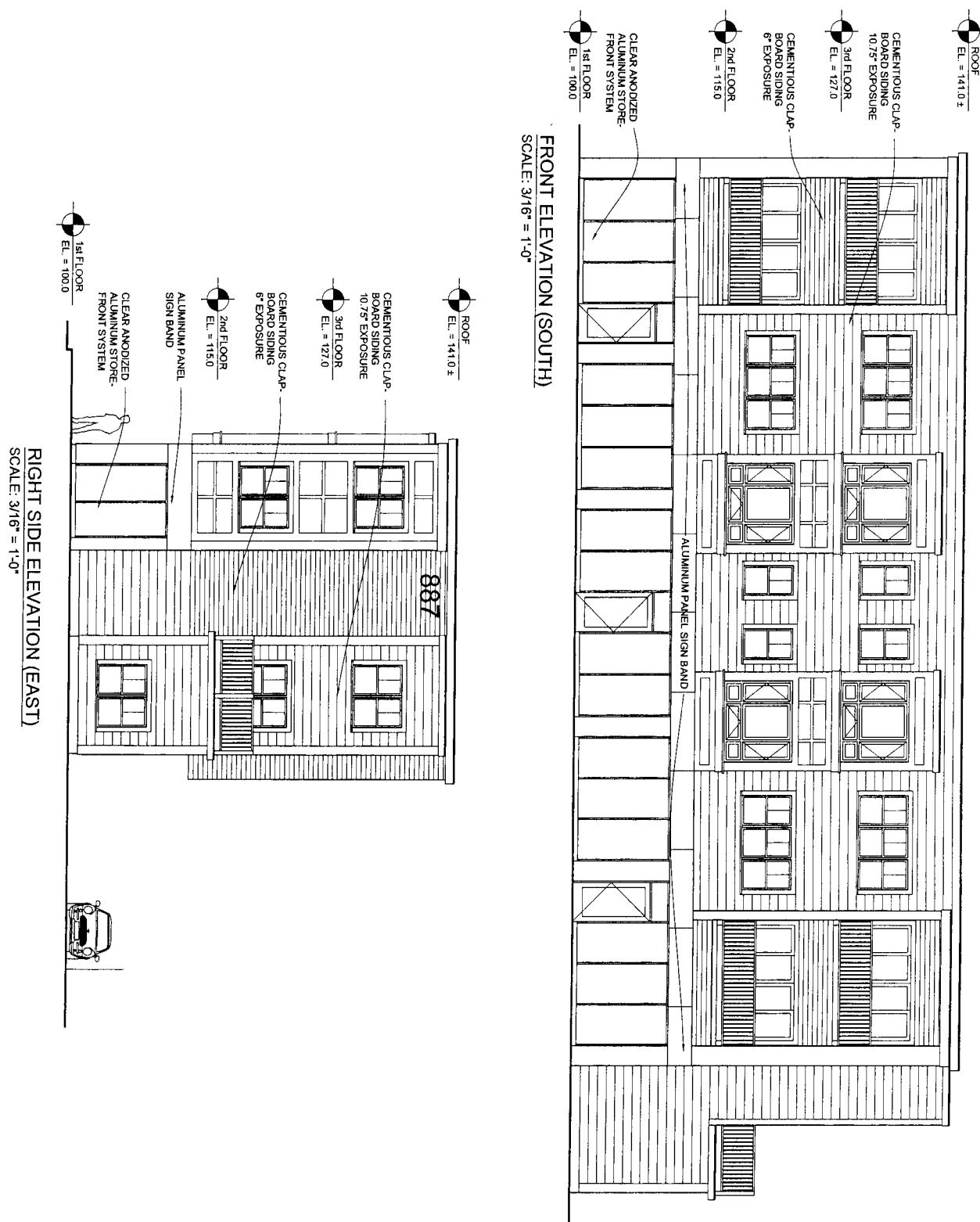


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ARLINGTON, MA

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7-27-17
SCALE:
AS NOTED
DRAWN BY:

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REV. DATE DESCRIPTION

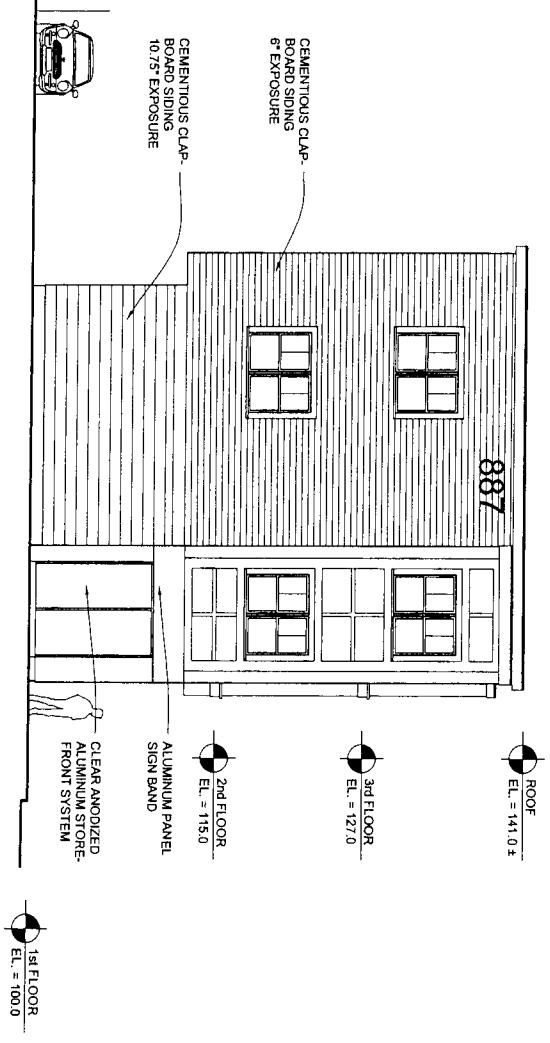


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			PROJECT:			DATE: 7-27-17	SCALE: AS NOTED	DRAWN BY: [Signature]	SHEET: A-3
REV.	DATE	DESCRIPTION	PROPOSED STRUCTURE 887 MASSACHUSETTS AVE ARLINGTON, MA						

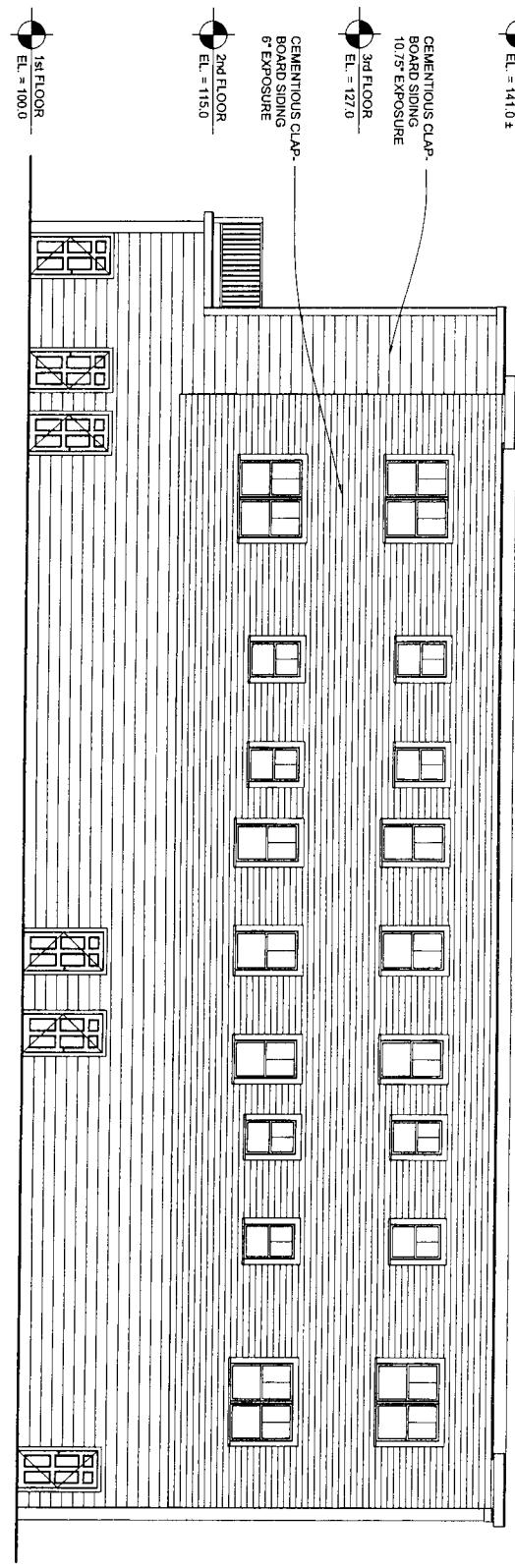
LEFT SIDE ELEVATION (WEST)

SCALE: 3/16" = 1'-0"



REAR ELEVATION (NORTH)

SCALE: 3/16" = 1'-0"



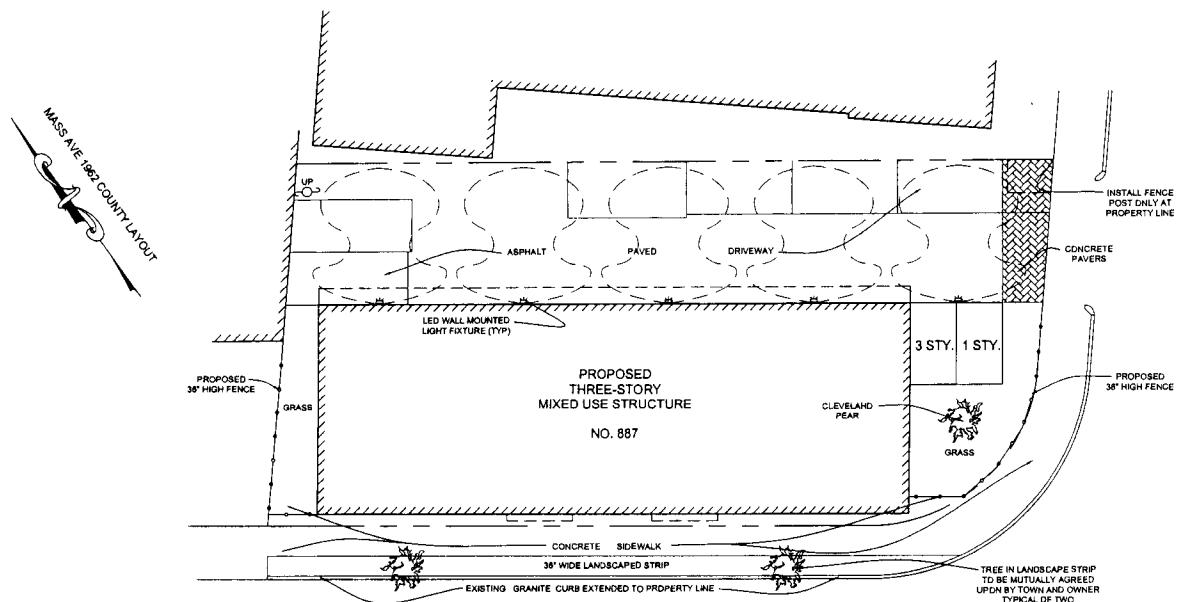
PROJECT:
PROPOSED STRUCTURE
887 MASSACHUSETTS AVE
ARLINGTON, MA

DATE:
7-27-17
SCALE:
AS NOTED
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SHEET:

A-4

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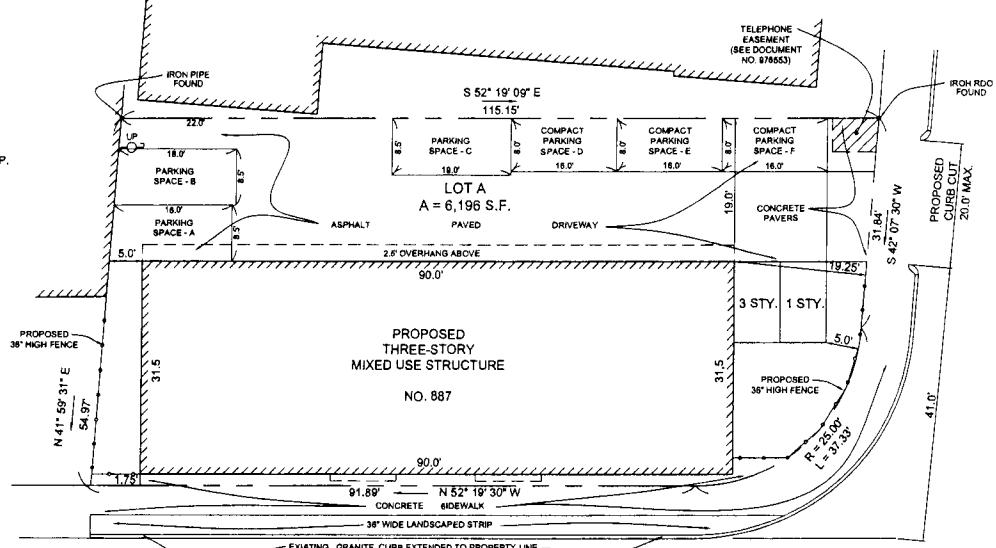
MASSACHUSETTS (PUBLIC - 76.00' WIDE) AVENUE

LANDSCAPE PLAN

SCALE: 1" = 10'

N/F
MICHAEL FAIOLA, TRUSTEE
OF FAIOLA REALTY TRUST
CERT. NO. 118576
LOT B
LAND COURT PLAN NO. 4086 B
NO. 6 SCHOULER COURT

N/F
MERCATOR NORTH CORP.
BK. 25260 PG. 238
LOT A1
PLAN NO. 1142 OF 1974
NO. 901 MASS. AVE.



MASSACHUSETTS (PUBLIC - 76.00' WIDE) AVENUE

PROPOSED SITE PLAN

SCALE: 1" = 10'

0 10' 20' 30' 40'

PROJECT: PROPOSED STRUCTURE
887 MASSACHUSETTS AVE
ARLINGTON, MA

<u>DATE:</u> 7-27-17
<u>SCALE:</u> AS NOTED
<u>DRAWN BY:</u>

C-1



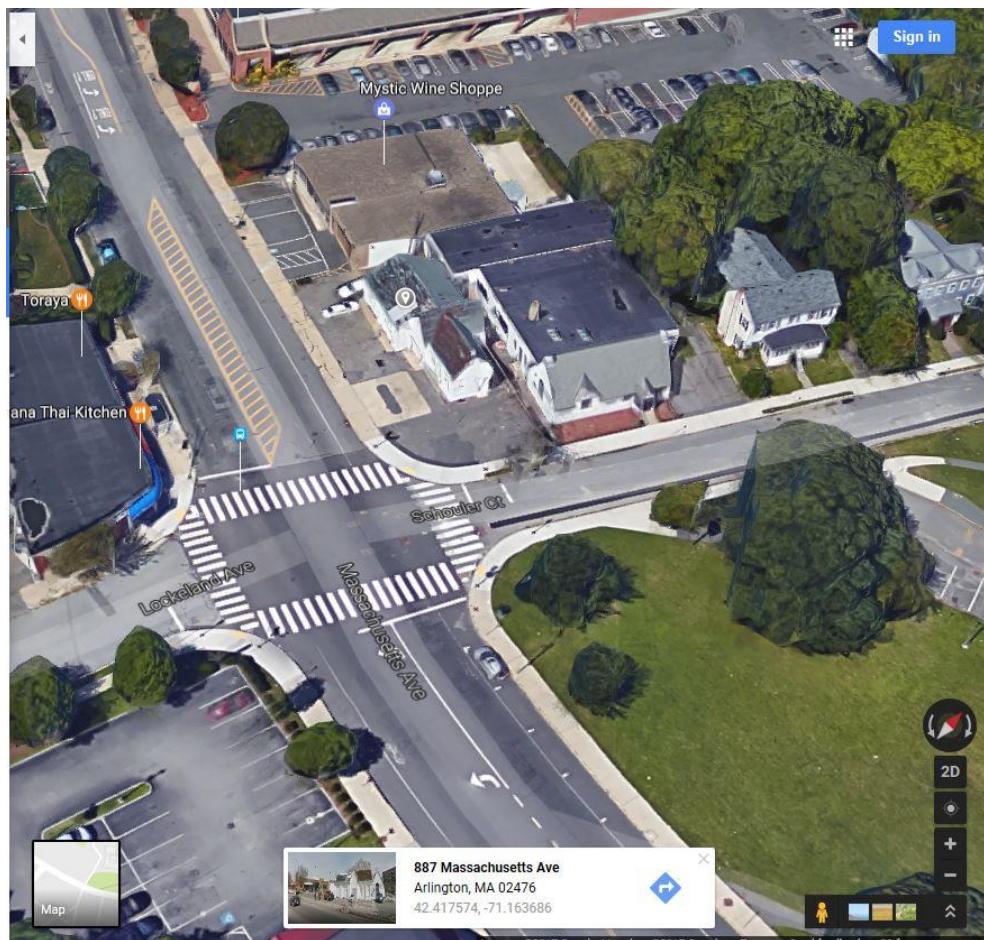
ARLINGTON REDEVELOPMENT BOARD

TOWN HALL, ARLINGTON, MASSACHUSETTS 02476

781 - 316 - 3090

To: Arlington Redevelopment Board
From: Jennifer Raitt, Secretary Ex Officio
Subject: Docket #3531, 887 Massachusetts Avenue, EDR Special Permit
Date: August 2, 2017

This is an application by Carowell, LLC (the Applicant) for a Special Permit to allow new construction of a mixed-use, residential and commercial, structure at 887 Massachusetts Avenue, corner of Schouler Court, in the B2A Major Business District. Special Permits are needed under Section 5.04 Table of Use Regulations to allow Mixed-Use in the B2A zone, Section 8.07(a) Parking in Commercial Districts, 8.12(c) to allow modification of Parking and Loading Space Standards, and Section 11.06, Environmental Design Review, due to its location on Mass. Ave.



The lot on the corner of Mass. Ave. and Schouler Court is 6,196 square feet (sf). The Applicant proposes demolishing the existing vacant building and constructing a three-story building consisting of three commercial units on the ground level totaling 2,477 sf, and two, two-bedroom residential units on each of the second and third floor, for a total of four residential units.

The parking requirement for the property is six parking spaces—1.5 for each residential unit. No parking is required for the first floor commercial space because it is less than 3,000 sf. Three of the proposed spaces will be for compact cars and the remaining for full-sized cars.

Materials submitted for consideration of this application:

Plot Plan, Existing Conditions, Stormwater Plan, Site Plans, Building Plans, and Elevations, dated April 20, 2017

Application for EDR Special Permit with supporting documents, Received May 9, 2017

Environmental Design Review Impact Statement for 887 Mass Ave, Arlington, dated May 9, 2017

Memo from Salem Village Consulting, Re: Stormwater Mitigation Review, dated May 22, 2017

Site Plan, Landscape Plan, Building Plans, and Elevations, dated July 19, 2017

Memo from Robert J. Annese, Atty., Re: Statement of New Facts, dated July 31, 2017

In order to grant this Special Permit, the following criteria must be met.

Section 10.11a-1 The uses requested are listed in the Table of Use Regulations as a Special Permit in the district for which application is made or is so designated elsewhere in this Bylaw.

Mixed-use is allowed in the B2A district by Special Permit. The Board can find that this condition is met.

Section 10.11a-2 The requested use is essential or desirable to the public convenience or welfare.

The property has been vacant and deteriorating for many years. The proposed use will remove an unattractive blighted property marked as a threat to public safety and enclosed with a chain-link metal fence. The commercial uses on the ground floor will complement the other businesses on that block, which include Stop & Shop and Mystic Wine and Spirits. There is one other vacant property on the Mass Ave block, a former garage. The redevelopment of 887 Mass Ave will improve the appearance of the block and may stimulate new development at the site of the vacant garage. The addition of four residential units may add to the customer base for businesses in the area. The building's proximity to Arlington High School and surrounding B2, B4 and R6 zones make this a good location for both residential and commercial uses. The Board can find that this condition is met.

Section 10.11a-3 The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

The use is modest in size, with less than 3,000 sf of commercial space and four residential units, so it will have minimal to no impact on traffic. Six parking spaces (three for compact and three for full-sized vehicles) are provided for the residential units, which should be ample considering the location is in close proximity to mass transit and the Minuteman Bikeway. No parking is required for the commercial space.

The Applicant has proposed that the residential parking be made available to the commercial employees during weekdays. This provision should be part of the Special Permit, incorporated into the condominium documents or leases, with signs to this effect posted in the parking lot. Commercial customers can be expected to park on the street, as they do for other stores on Mass. Ave. Because the property is on a corner, the Applicant needs a Special Permit to allow one of the parking spaces to be within the front yard facing Schouler Court, which is the less congested street frontage. The entrance is also within 50 feet of the intersection with Mass. Ave. The Board can find that this condition is met.

Section 10.11a-4 The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

The development will result in a reduction of 600 sf of impervious surface, and includes a stormwater recharge system. The Board can find that this condition is met.

Section 10.11a-5 Any special regulations for the use, set forth in Article 11 are fulfilled.

The Environmental Design Review standards of Section 11.06 are evaluated below.

EDR-1 Preservation of Landscape: The landscape shall be preserved in its natural state insofar as practicable, by minimizing tree and soil removal and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

A modest landscaping plan is provided. A Cleveland Pear tree will be planted adjacent to the building on Schouler Court and a grass strip buffer will be planted between the front sidewalk and Mass Ave. The buffer will include two street trees to be mutually agreed upon by the Department of Planning and Community Development, the town's Tree Warden, and the property owner. The grass buffer and tree plantings mirror street tree plantings along other sections of Mass Ave. The western lot line of the property is screened from the abutter with arborvitae and rhododendron. The Schouler Court corner includes a small, fenced landscaped area. The driveway includes a concrete paver apron. The Board can find that this condition is met.

EDR-2 Relation of the Building to the Environment: Proposed development shall be related harmoniously to the terrain and to the use, scale and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R-1 or R-2 district or on public open space.

The site is located on a commercial block. It is also very close to the High School and abuts a commercial building that is proposed to house a spin cycling studio and additional offices and

businesses. The proposed building is taller than abutting structures, but because of its corner location will provide a prominent presence, and could be a catalyst for future development and redevelopment. The Board can find that this condition is met.

EDR-3 Open Space: All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

The small lot contains landscaping designed to be visible from Mass. Ave. and Schouler Court and for use by building occupants. The lot directly abuts the Arlington High School lawn. The Board can find that this condition is met.

EDR-4 Circulation: With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

The driveway accessing the parking lot is located on Schouler Court, so as not to interfere with traffic on Mass. Ave., including buses, cars, bikes and pedestrians. An existing curb cut on Mass. Ave. will be abandoned. The sidewalk in front of the building is about 8 feet wide and could provide an area for sidewalk seating. The parking area is constrained. Though bicycle parking is not required, an outdoor bicycle rack is provided near the entrance to the parking lot. The Board can find that this condition is met.

EDR-5 Surface Water Drainage: Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catchbasins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 10.11,b, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

The existing site is 100% covered by impervious surface. The proposal will result in a reduction in impervious surface of 600 sf. The Applicant has submitted a Stormwater Mitigation Plan providing for subsurface stormwater management. The Plan has been reviewed and approved by the Town Engineer. The Board can find that this condition is met.

EDR-6 Utilities Service: Electric, telephone, cable, TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

The utilities are provided on site, though not underground. An exterior trash receptacle will be provided off Schouler Court near the driveway. The Board can find that this condition is met.

EDR-7 Advertising Features: The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

An aluminum-panel sign band is incorporated above the first floor storefronts along Mass. Ave. Individual business signs may be reviewed and approved administratively by the Department of Planning and Community Development. The Board can find that this condition is met.

EDR-8 Special Features: Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

A utility/ trash room has been incorporated on site adjacent to a bicycle storage room. These rooms are attached to the main building and accessible from the driveway. The Board can find that this condition is met.

EDR-9 Safety: With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

The parking facility and public spaces on site will be well-lit. Redevelopment of this long-vacant property will increase the feeling of safety in the immediate neighborhood. The Board can find that this condition is met.

EDR-10 Heritage: With respect to Arlington's heritage, removal or disruption of historic, traditional, or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.

The existing building and property are not listed on the local or State historic property inventory. The Board can find that this condition is met.

EDR-11 Microclimate: With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.

The reduction of pavement and addition of landscaping will improve the microclimate and reduce the heat island effect. Many of the abutting lots are completely paved, with buildings built right to the lot line. This development will improve upon that condition by providing landscaped setbacks at the corner and on the western edge of the property. The Board can find that this condition is met.

EDR-12 Sustainable Building and Site Design: Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

The project location is a sustainable site. It is already developed, close to transit, and will rely on existing utilities and infrastructure. It will employ stormwater management techniques, and by

reducing the paved area, reduce heat island effect. It will provide both water and energy efficiency. The Board can find that this condition is met.

Section 10.11a-6 The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

Both the commercial and residential uses are appropriate for this location, which has commercial in the immediate area and residential across Mass. Ave. The Board can find that this condition is met.

Section 10.11a-7 The requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

The addition of four, two-bedroom units on this site will help meet the strong demand for housing in Arlington. The commercial spaces will also meet a need for modern commercial space, and will complement the surrounding commercial uses. The Board can find that this condition is met.

If the permit is granted, it is recommended that it incorporate the following conditions:

General Conditions

1. The final sign, exterior material, landscaping, and lighting plans shall be subject to the approval of the Arlington Redevelopment Board or administratively approved by the Department of Planning and Community Development. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
3. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner or occupant and shall be accomplished in accordance with Town Bylaws.
4. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with Article 30 of Town Bylaws.
5. The Applicant shall provide a statement from the Town Engineer that all proposed utility services have adequate capacity to serve the development.
6. Upon installation of landscaping materials and other site improvements, the Applicant shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.
7. Upon the issuance of the building permit the Applicant shall file with the Building Inspector and the Department of Community Safety the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.

8. Residential parking shall be made available to commercial employees during the day. Satisfactory evidence of this provision shall be provided to the Director of Planning and Community Development prior to issuance of an occupancy permit. Implementation may include signage and inclusion in condominium documents or leases.